

**KOEHLER SURVEYING  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388**

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**LEGAL DESCRIPTION OF A 0.172 ACRE PARCEL  
FOR DAWN S. DETILLION**

Being a parcel of land situated in part of Cook's Second Addition to the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the northeast corner of Lot #6 of Cook's Second Addition and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 00' 00" W along the east line of said Lot #6 a distance of 34.00 feet to a found iron rod on the north line of a parcel of land currently owned by J. M. Adams;

thence S 89° 50' 28" W along said Adams parcel a distance of 65.11 feet to a set iron rod;

thence N 00° 00' 00" E a distance of 117.55 feet to a set iron rod on the southerly right-of-way of an alley;

thence S 86° 00' 22" E along the southerly right-of-way line of said alley a distance of 65.27 feet to a point on the east line of Lot # 5 of said Addition, passing a found iron rod a distance of 55.27 feet;

thence S 00° 00' 00" W along the east line of said Lot #5 a distance of 78.82 feet to the **POINT OF BEGINNING**.

Containing in all 0.172 acres of land, more or less, being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in June, 2014.

Prior Deed Reference – OR Volume 76, Page 121; OR Volume 218, Page 746.

(Cook's 2<sup>nd</sup> Addition)

REFERENCE SURVEY VOL. 6  
PAGE 1513 IN THE TAX MAP OFFICE  
(TRACT 2) (0.172A)

14089-S Tract 2

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**LEGAL DESCRIPTION OF A 0.344 ACRE PARCEL  
FOR DAWN DETILLION**

Being a parcel of land situated in part of Cook's Second Addition to the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northwest corner of Lot #6 of Cook's Second Addition and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 00' 00" E along the west line of said Lot #5 a distance of 92.47 feet to a found iron rod on the south right-of-way line of an alley;

thence S 86° 00' 22" E along the southerly right-of-way line of said alley a distance of 123.18 feet to a set iron rod, passing a found iron rod a distance of 93.23 feet;

thence S 00° 00' 00" W a distance of 117.55 feet to a set iron rod on the north line of a parcel of land currently owned by J. M. Adams;

thence S 89° 50' 28" W along said Adams parcel a distance of 122.89 feet to a found iron rod on the west line of said Lot # 6, passing a found iron rod a distance of 29.89 feet;

thence N 00° 00' 00" E along the west line of Lot #6 a distance of 34.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.344 acre of land, more or less, being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in June, 2014.

Prior Deed Reference – OR Volume 76, Page 121; OR Volume 218, Page 746.

14089-S Tract 1

REFERENCE SURVEY VOL. C  
PAGE 1513 IN THE TAX MAP OFFICE  
(TRACT) (0.344A)  
(Cook's 2<sup>nd</sup> Addition)