

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

**LEGAL DESCRIPTION OF A 1.423 ACRE PARCEL
FOR NATALIE JO DANNENHAUER**

Being a parcel of land situated in part of the Southwest Quarter of Section 34, T-2-S, R-15-E, in the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 34 and the intersection of the centerlines of Morrison Street and Center Street (A.K.A. County Highway 55);

thence on an assumed bearing of S 89° 54' 43" E along the south line of said Section 34 and centerline of said Center Street (A.K.A. County Highway 55) a distance of 582.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 16' 07" E a distance of 20.00 feet;

thence N 00° 16' 07" E on a line and along a parcel of land now or formerly owned by D.Z.L., LLC a distance of 140.00 feet to a set iron rod marking a corner of said D.Z.L., LLC parcel, passing the aforementioned found iron rod a distance of 20.00 feet;

thence N 89° 54' 43" W along said D.Z.L., LLC parcel a distance of 41.00 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by B. Dilgard, Etux.;

thence N 00° 16' 07" E along said B. Dilgard, Etux. parcel a distance of 141.00 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by E. Benson, T.O.D., passing a found iron rod a distance of 136.00 feet;

thence S 89° 54' 43" E along said E. Benson, T.O.D. parcel a distance of 241.00 feet to a found iron rod marking a corner of said E. Benson, T.O.D. parcel;

thence S 00° 16' 07" W along said E. Benson T.O. D. parcel a distance of 281.00 feet to a found MAG nail marking the south line of said Section 34 and the centerline of said Center Street (A.K.A. County Highway 55), passing a found iron rod a distance of 261.00 feet;

thence N 89° 54' 43" W along the south line of said Section 34 and the centerline of said Center Street (A.K.A. County Highway 55) a distance of 200.00 feet to the **POINT OF BEGINNING**, passing a found MAG nail a distance of 10.00 feet.

Containing in all 1.423 acres of land, more or less, of which 0.092 acre, more or less, is currently contained within highway right-of-ways. The above described property 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 July 2021.

Prior Deed References – OR 258, Page 2189

21151-S



PT: 1 N: 0.0000 E: 0.0000
N0°16'07"E DIST: 140.00
PT: 2 N: 139.9985 E: 0.6563
N89°54'43"W DIST: 41.00
PT: 3 N: 140.0615 E: -40.3436
N0°16'07"E DIST: 141.00
PT: 4 N: 281.0599 E: -39.6826
S89°54'43"E DIST: 241.00
PT: 5 N: 280.6895 E: 201.3171
S0°16'07"W DIST: 281.00
PT: 6 N: -0.3074 E: 199.9998
N89°54'43"W DIST: 200.00
PT: 7 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.423 ACRES



REFERENCE SURVEY VOL. 1813

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"2021"