

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 3.613 ACRE PARCEL
FOR PAUL D. WALTER**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at an iron pipe marking the intersection of County Highway 79 and the east-west half section line of said Section 33;

thence on an assumed bearing of N 00° 26' 08" W along said centerline a distance of 1250.26 feet to a point marking the northeast corner of Tract #4 as shown on Survey Number 3145, as recorded in Survey Volume 7, Page 12 in the Wyandot County Tax Map Office and being the **POINT OF BEGINNING**;

thence S 88° 48' 22" W along the north line of said Tract #4 a distance of 175 feet to an iron pipe marking the northwest corner of said Tract #4, passing an iron pipe a distance of 20 feet;

thence S 00° 26' 08" E along the west line of said Tract #4 a distance of 249.04 feet to a iron pipe on the north line of Tract #3 as shown on said Survey Number 3145, marking the southwest corner of said Tract #4;

thence S 88° 48' 22" W along the north line of said Tract #3 a distance of 33.00 feet to an iron pipe marking the northwest corner of said Tract #3 and a northeasterly corner of Tract #5 of said Survey Number 3145;

thence S 89° 18' 19" W along the north line of said Tract #5 a distance of 402.23 feet to an iron pipe on a fence line marking the easterly right-of-way line of a railroad property;

thence N 34° 28' 43" E along said fence line/right-of-way line a distance of 242.13 feet to a 5 inch square concrete post marking a corner of said railroad property;

thence S 56° 59' 54" E along said fence line/right-of-way line a distance of 22.6 feet to a 5 inch square concrete post marking a corner of said railroad property;

thence N 36° 53' 38" E a distance of 436.59 feet to an iron pipe marking the westerly corner of Tract #1 of said Survey Number 3145;

thence S 54° 43' 39" E along the southerly line of said Tract #1 a distance of 282.73 feet to a point on the centerline of County Highway 79 marking the southerly corner of said Tract #1, passing an iron pipe a distance of 246.73 feet;

thence S 36° 05' 33" W along said centerline a distance of 69.82 feet to a railroad spike;
thence S 00° 26' 08" E along said centerline a distance of 58.53 feet to the **POINT OF
BEGINNING**.

Containing in all 3.613 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.

This legal description was prepared by Victor B. Koehler, P.S. #7457, in June, 2006
and is based upon Survey Number 3145, performed by Jerry B. Weininger, P.S. #5647, in
October, 1984, recorded in Survey Volume 7, Page 12 at the Wyandot County Tax Map
Office.

Prior Deed Reference – Volume 182, Page 684.

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