

**KOEHLER SURVEYING, INC.**  
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**LEGAL DESCRIPTION OF A 4.537 ACRE PARCEL  
FOR DOUG WALTON**

Being a parcel of land situated in part of the Southwest Quarter of Section 14, T-1-S,  
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerlines of County  
Highway 35 and County Highway 37 and being the **POINT OF BEGINNING** of the  
hereinafter described parcel, referenced by a found iron rod situated S 34° 31' 27" W a  
distance of 33.85;

thence on an assumed bearing of N 28° 24' 43" W along the centerline of said County  
Highway 35 a distance of 794.00 feet to a set MAG nail, referenced by a set iron rod  
situated S 75° 13' 38" E a distance of 41.14 feet;

thence S 75° 13' 38" E on a line a distance of 302.07 feet to a set iron rod, passing the  
aforementioned set iron rod a distance of 41.14 feet;

thence S 63° 05' 24" E on a line a distance of 427.62 feet to a set MAG nail marking the  
centerline of County Highway 37, passing a found iron rod for reference a distance of  
397.34 feet;

thence S 34° 38' 40" W along the centerline of said County Highway 37 a distance of  
520.00 feet to the **POINT OF BEGINNING**.

Containing in all 4.537 acres of land, more or less, of which 0.860 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 March 2019.

Prior Deed References – OR 206, Page 945



REFERENCE SURVEY VOL. B  
PAGE 209 IN THE TAX MAP OFFICE  
"2019"

PT: 1 N: 0.0000 E: 0.0000  
N28°24'43"W DIST: 794.00  
PT: 2 N: 698.3622 E: -377.7912  
S75°13'38"E DIST: 302.07  
PT: 3 N: 621.3385 E: -85.7062  
S63°05'24"E DIST: 427.62  
PT: 4 N: 427.8018 E: 295.6104  
S34°38'40"W DIST: 520.00  
PT: 5 N: 0.0001 E: -0.0002

CLOSING BEARING/DISTANCE: S74°07'22"E DIST: 0.0003

MISCLOSURE: N: 0.0001 E: -0.0002

AREA: 4.537 ACRES



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