

KOEHLER SURVEYING
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LEGAL DESCRIPTION OF A 2.094 ACRE PARCEL
FOR WALTON AGRI-SERVICE, INC.

Being a parcel of land situated in part of the Southwest and Southeast Quarter of Sections 30, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerlines of County Highway 330 and North Warpole Street;

thence on an assumed bearing of S 90° 00' 00" W along the centerline of County Highway 330 a distance of 1031.26 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by David A. & Lynda Balz;

thence N 00° 00' 00" E along the east line of said parcel a distance of 275.00 feet to a point marking the northeast corner of said parcel and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 30.00 feet, said point referenced by a set iron rod situated N 11° 18' 36" W a distance of 1.00 foot;

thence S 90° 00' 00" W along the north line of said parcel a distance of 150.00 feet to a point referenced by a set iron rod situated N 11° 18' 36" W a distance of 2.00 feet;

thence N 11° 18' 36" W a distance of 620.20 feet to a set iron rod, passing a set iron rod a distance of 2.00 feet;

thence N 90° 00' 00" E a distance of 150.00 feet to a found $\frac{1}{2}$ " diameter iron rod marking the northwest corner of a parcel of land currently owned by Walton Agri-Service, Inc.;

thence S 11° 18' 36" E a distance of 620.20 feet to the **POINT OF BEGINNING**, passing a found $\frac{1}{2}$ " iron rod a distance of 14.36 feet and a set iron rod a distance of 619.20 feet.

Containing in all 2.094 acres of land, more or less, and 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 April, 1999.

Prior Deed Reference – Volume 168, Page 216.

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