

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

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**LEGAL DESCRIPTION OF A 0.501 ACRE PARCEL  
FOR EDNA WALTER**

Being a parcel of land situated in part of the Southeast Quarter of Section 26, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 26 (North Quarter Post Section 35);

thence on an assumed bearing of S 89° 42' 37" E along the south line of said Section 26 (north line Section 35) a distance of 1065.64 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence N 59° 15' 00" E along the centerline of Township Highway 24 a distance of 314.43 feet to a set MAG nail;

thence S 00° 19' 15" W a distance of 162.13 feet to a set iron rod on south line of said Section 26, passing a set iron rod a distance of 35.03 feet;

thence N 89° 42' 37" W along said section line a distance of 269.32 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 41.00 feet.

Containing in all 0.501 acre of land, more or less, of which 0.193 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 December, 2002.

Prior Deed Reference – OR Volume 10, Page 352.  
DV Volume 215, Page 746.  
02171-S (207)

parcel #1

REFERENCE SURVEY VOL. C  
PAGE 671 IN THE TAX MAP OFFICE

**PARCEL 1 0.501 AC**

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**LEGAL DESCRIPTION OF A 0.998 ACRE PARCEL  
FOR EDNA WALTER**

Being a parcel of land situated in part of the Northeast Quarter of Section 35, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 26 (North Quarter Post Section 35);

thence on an assumed bearing of S 89° 42' 37" E along the south line of said Section 26 (north line Section 35) a distance of 1334.96 feet to a set iron rod and being the **POINT OF BEGINNING**, passing 2 set iron rods a distance of 1065.64 feet and 1293.96 feet respectively;

thence continuing S 89° 42' 37" E along the south line of said Section 26 (north line Section 35) a distance of 427.60 feet to a set iron rod;

thence S 00° 35' 28" W a distance of 101.68 feet to a set iron rod;

thence N 89° 42' 37" W a distance of 427.12 feet to a set iron rod;

thence N 00° 19' 15" E a distance of 101.68 feet to the **POINT OF BEGINNING**.

Containing in all 0.998 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 December, 2002.

Prior Deed Reference – OR Volume 10, Page 352.  
DV Volume 215, Page 746.  
02171-S (207)

parcel #3

REFERENCE SURVEY VOL C  
PAGE 671 IN THE TAX MAP OFFICE

PARCEL 3

0.998 Acre

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LEGAL DESCRIPTION OF A 3.862 ACRE PARCEL  
FOR EDNA WALTER

Being a parcel of land situated in part of the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 26 (North Quarter Post Section 35);

thence on an assumed bearing of S 89° 42' 37" E along the south line of said Section 26 (north line Section 35) a distance of 1334.96 feet to a set iron rod and being the **POINT OF BEGINNING**, passing 2 set iron rods a distance of 1065.64 feet and 1293.96 feet respectively;

thence N 00° 19' 15" E a distance of 162.13 feet to a set MAG nail on the centerline of Township Highway 24, passing a set iron rod a distance of 127.10 feet;

thence N 59° 15' 00" E along the centerline of Township Highway 24 a distance of 501.54 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by L. W. Walter, passing a set MAG nail a distance of 404.74 feet;

thence S 00° 35' 28" W along the west line of said Walter parcel (extended) a distance of 522.43 feet to a set iron rod, passing 2 set iron rods a distance of 35.03 feet and 420.75 feet respectively;

thence N 89° 42' 37" W a distance of 427.12 feet to a set iron rod;

thence N 00° 19' 15" E a distance of 101.68 feet to the **POINT OF BEGINNING**.

Containing in all 3.862 acres of land, more or less, of which 0.345 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 December, 2002.

Prior Deed Reference – OR Volume 10, Page 352.  
DV Volume 215, Page 746.  
02171-S (207)  
parcel #2

REFERENCE SHEET NO. 1  
PAGE 671 IN THE C.R. MAP OFFICE

PARCEL 2

3.862 AC