

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

**LEGAL DESCRIPTION OF A 1.606 ACRE PARCEL
FOR HARRY AND CARL WALTON**

Being a parcel of land situated in part of the Northwest Quarter of Section 25, T-1-S, R-14-E, Tymochtee Township and being Lot 46 and part of Lot 54 of Huber's Subdivision and also being Lot 53 of Bland's Addition, in the Village of Belle Vernon, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southeast corner of said Lot 46 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 53° 19' 42" W along the south line of said Lot 46 (northerly right-of-way line of Bucyrus Street) a distance of 66.00 feet to a set nail marking the southeast corner of said Lot #53 (southwest corner Lot 46), referenced by last mentioned set iron rod;

thence N 18° 19' 42" W along the westerly line of said Lot 53 (northerly right-of-way line of Bucyrus Street) a distance of 134.32 feet to a set iron rod on the east-west half section line of said Section 25 (north line of the Village of Belle Vernon) marking the northwesterly corner of said Lot 53;

thence S 89° 23' 29" W along said half section line a distance of 28.38 feet to a set MAG nail on the centerline of County Highway 35, referenced by the last mentioned set iron rod;

thence N 32° 31' 11" W along said centerline a distance of 102.55 feet to a set MAG nail marking a "P. I.", referenced by a set iron rod situated N 21° 38' 38" E a distance of 34.85 feet;

thence N 37° 46' 12" W along said centerline a distance of 36.00 feet to a set MAG nail;

thence N 83° 34' 07" E a distance of 372.00 feet to a set iron rod, passing a set iron rod a distance of 35.12 feet;

thence S 28° 28' 59" E a distance of 120.00 feet to a set iron rod;

thence S 61° 11' 52" W a distance of 123.70 feet to a set iron rod on the easterly line of said Lot 46;

thence S 36° 40' 18" W along the easterly line of said Lot 46 a distance of 197.17 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 27.63 feet.

Containing in all 1.606 acres of land, more or less, of which 0.098 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 January, 2004.

Prior Deed Reference – Volume 127, Page 109.

03211-S