

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

**LEGAL DESCRIPTION OF A 1.715 ACRE PARCEL
FOR DOUGLAS E. 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 set MAG nail marking the intersection of the centerlines of County
Highway 37 and County Highway 35, referenced by a set iron rod situated S 33° 57' 27" W a
distance of 33.85 feet;

thence on an assumed bearing of S 28° 26' 15" E along the centerline of County Highway 35
a distance of 520.55 feet to a set MAG nail and being the **POINT OF BEGINNING**,
referenced by a set iron rod situated N 86° 12' 45" W a distance of 35.46 feet;

thence continuing S 28° 26' 15" E along said centerline a distance of 291.79 feet to a set
MAG nail;

thence N 86° 12' 45" W a distance of 290.00 feet to a set iron rod, passing a set iron rod for
reference a distance of 35.46 feet;

thence N 58° 10' 57" W a distance of 86.01 feet to a set iron rod;

thence N 71° 54' 39" W a distance of 26.00 feet to a set iron rod;

thence N 03° 47' 15" E a distance of 200.00 feet to a set iron rod;

thence S 86° 12' 45" E a distance of 235.52 feet to the **POINT OF BEGINNING**, passing a
set iron rod for reference a distance of 200.06 feet.

Containing in all 1.715 acres of land, more or less, of which 0.201 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
February, 2007.

Prior Deed Reference – OR Volume 27, Page 258.

07029-S

REFERENCE SURVEY VOL. C
PAGE 1064 IN THE TAX MAP OFFICE