

KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 5.240 ACRE PARCEL
FOR WAYNE WALTON

Being a parcel of land situated in part of the Northeast Quarter of Section 33 and the Northwest Quarter of Section 34, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Northeast Corner of Section 33 (Northwest Corner of Section 34) and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 56' 59" E along the north line of said Section 34 a distance of 48.00 feet to a found iron rod marking the northwest corner of a parcel of land currently owned by C. Coffman, et ux;

thence S 00° 50' 16" E along said Coffman parcel a distance of 340.19 feet to a found iron rod marking the southwest corner of said parcel;

thence N 89° 56' 59" E along said Coffman parcel a distance of 219.14 feet to a found MAG nail on the centerline of Township Highway 40 marking the southeasterly corner of said parcel, passing a found iron rod for reference a distance of 197.27 feet;

thence S 23° 49' 40" W along said centerline a distance of 286.96 feet to a found MAG nail marking a corner of a parcel of land currently owned by A. & S. Mullholand;

thence S 85° 26' 44" W along said Mullholand parcel a distance of 388.88 feet to a found iron rod marking a corner of said parcel, passing a found iron rod a distance of 22.73 feet;

thence N 02° 53' 28" W along said Mullholand parcel a distance of 543.14 feet to a found iron rod marking a corner of said parcel;

thence N 00° 50' 16" W a distance of 87.00 feet to a set iron rod on the north line of said Section 33;

thence N 89° 09' 03" E along said section line a distance of 260.16 feet to the **POINT OF BEGINNING**.

Containing in all 5.240 acres of land, more or less, of which 0.132 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, 2013.

Prior Deed Reference – OR Volume 218, Page 1623.

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