

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 1.000 ACRE PARCEL
FOR BEN WALTER**

Being a parcel of land situated in part of the Southwest Quarter of Section 14, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the South Quarter Post of said Section 14; thence on an assumed bearing of N 00° 07' 00" E along the centerline of Township Highway 88 a distance of 1543.86 feet to a point marking the northeast corner of a parcel of land currently owned by R. Row and being the **POINT OF BEGINNING**;

thence N 89° 55' 02" W along said Row parcel a distance of 260.08 feet to a set iron rod marking the northwest corner of said parcel, passing a found nail a distance of 0.08 feet and passing a found iron pipe for reference a distance of 20.04 feet;

thence S 00° 04' 58" W along said Row parcel a distance of 219.49 feet to a set iron rod on the north line of a parcel of land currently owned by G. Lee (Baker), L. E., et al, marking the southwest corner of said Row parcel;

thence N 89° 50' 22" W along said G. Lee (Baker) parcel a distance of 159.91 feet to a set iron rod;

thence N 00° 04' 58" E a distance of 239.46 feet to a set iron rod;

thence S 89° 55' 02" E a distance of 420.00 feet to a set MAG nail on the centerline of Township Highway 88, passing a set iron rod for reference a distance of 400.00 feet;

thence S 00° 07' 00" W along said centerline a distance of 20.19 feet to the **POINT OF BEGINNING**.

Containing in all 1.000 acre of land, more or less, of which 0.093 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.

REFERENCE SURVEY VOL. *C*
PAGE 1517 IN THE TAX MAP OFFICE

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 June, 2014.

Prior Deed Reference – OR Volume 203, Page 2627.

14075-S

