

KOEHLER SURVEYING, INC.
P.O. BOX 28
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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. 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

