

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

**LEGAL DESCRIPTION OF A 0.759 ACRE PARCEL
FOR WALTON/EKLEBERRY**

Being a parcel of land situated in part of the Northwest Quarter of Section 23, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the West Quarter post of said Section 23;

thence N 00° 15' 31" E along the west line of said Section 23 a distance of 769.79 feet to a found iron rod marking a corner of a parcel now or formerly owned by D. Walton, Trustee;

thence S 81° 49' 33" E along a southwesterly line of said D. Walton Trustee a distance of 105.47 feet to a found iron rod marking a corner of said D. Walton, Trustee parcel;

thence S 42° 14' 05" E along a southwesterly line of said D. Walton Trustee parcel a distance of 162.11 feet to a found iron rod, marking a corner of said D. Walton, Trustee parcel;

thence S 23° 13' 51" E along a southwesterly line of said D. Walton Trustee parcel a distance of 72.57 feet to a found iron rod, marking a corner of said D. Walton, Trustee parcel;

thence S 00° 01' 41" E along a westerly line of said D. Walton Trustee parcel a distance of 205.03 feet to a found iron rod, marking a corner of said D. Walton, Trustee parcel;

thence N 89° 40' 55" E along the south line of said D. Walton Trustee parcel a distance of 474.08 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 22° 59' 25" E a distance of 173.10 feet to a set iron rod;

thence N 51° 15' 45" E a distance of 881.61 feet to a set iron rod, marking a southeasterly line of said D. Walton, Trustee, parcel;

thence S $19^{\circ} 14' 07''$ W along a southeasterly line of said D. Walton, Trustee parcel a distance of 61.00 feet to a found iron rod marking a corner of said D. Walton, Trustee parcel;

thence S $51^{\circ} 20' 18''$ W along a southwesterly line of said D. Walton, Trustee parcel a distance of 798.64 feet to a found iron rod, marking a corner of said D. Walton, Trustee parcel;

thence S $26^{\circ} 35' 57''$ W along a southeasterly line of said D. Walton, Trustee parcel a distance of 172.58 feet to a found iron rod, marking a corner of said D. Walton, Trustee parcel;

thence S $89^{\circ} 40' 55''$ W along the south line of said D. Walton, Trustee parcel a distance of 34.30 feet to the **POINT OF BEGINNING**.

Containing in all 0.759 acre of land, more or less. 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 December, 2015.

Prior Deed References ~ OR 236, Page 961

15165-S

Tract 1





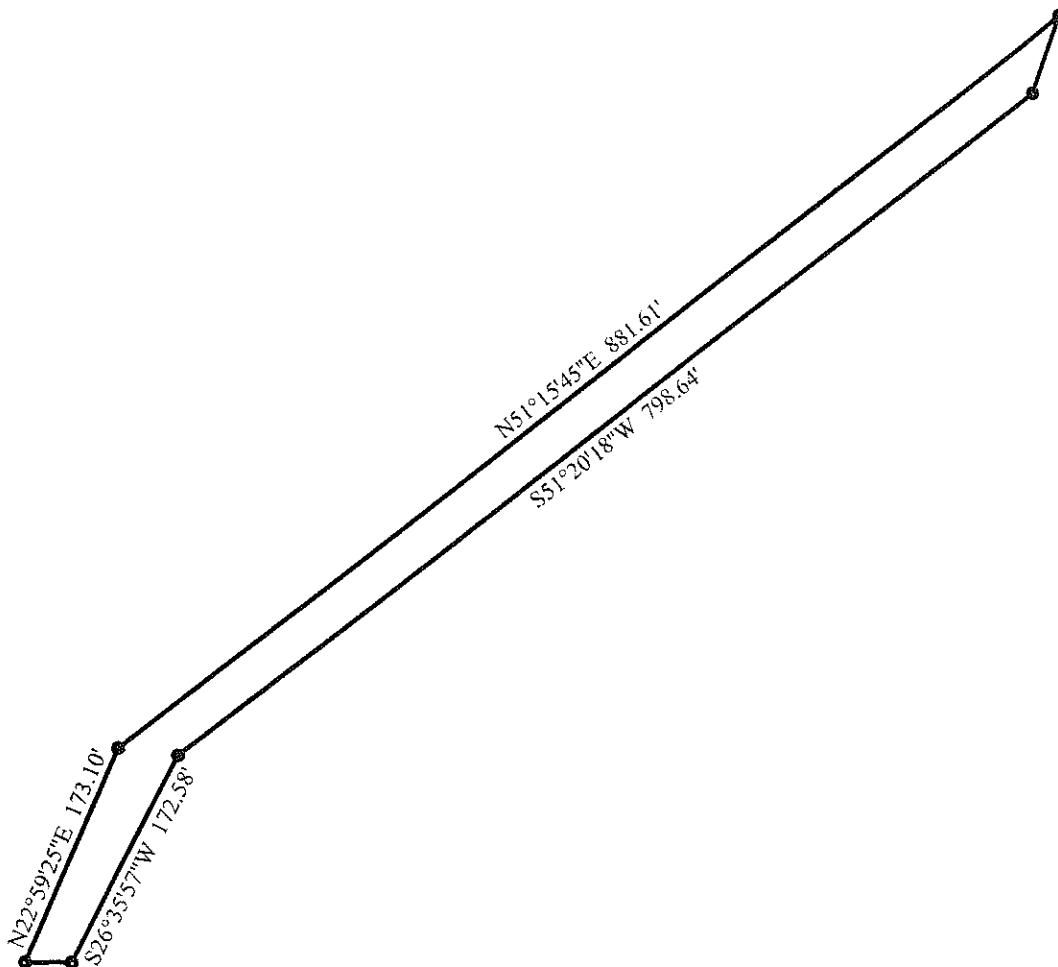
Scale: 1 Inch = 142 Feet

Area: 0.759 Acres (33,045.06 Square Feet)

Area: 0.759 Acres (33,045.06 Square Feet)

Perimeter: 2121.23 Feet

Gap = 0.005



Errors and Omissions Excepted.

1. N22°59'25"E 173.10'
2. N51°15'45"E 881.61'
3. S19°14'07"W 61.00'
4. S51°20'18"W 798.64'
5. S26°35'57"W 172.58'

6. S89°40'55"W 34.30'

REPEATED SURVEY VOL C
PAGE 1605 (2016)

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**LEGAL DESCRIPTION OF A 0.759 ACRE PARCEL
FOR WALTON/EKLEBERRY**

Being a parcel of land situated in part of the Northwest Quarter of Section 23, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the West Quarter post of said Section 23;

thence N 00° 15' 31" E along the west line of said Section 23 a distance of 769.79 feet to a found iron rod, marking a corner of a parcel of land now or formerly owned by S. Ekleberry;

thence S 81° 49' 33" E along a northerly line of said S. Ekleberry parcel a distance of 105.47 feet to a found iron rod, marking a corner of said S. Ekleberry parcel;

thence S 42° 14' 05" E along a northeasterly line of said S. Ekleberry parcel a distance of 162.11 feet to a found iron rod, marking a corner of said S. Ekleberry parcel;

thence S 23° 13' 51" E along a northeasterly line of said S. Ekleberry parcel a distance of 72.57 feet to a found iron rod, marking a corner of said S. Ekleberry parcel;

thence S 00° 01' 41" E along an easterly line of said S. Ekleberry parcel a distance of 205.03 feet to a found iron rod, marking a corner of said S. Ekleberry parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 40' 55" E along a northerly line of said S. Ekleberry parcel a distance of a distance of 474.08 feet to a set iron rod;

thence S 22° 59' 25" W a distance of 78.43 feet to a set iron rod;

thence S 89° 40' 55" W a distance of 443.41 feet to a set iron rod;

thence N 00° 01' 41" W a distance of 72.03 feet to the **POINT OF BEGINNING**.

Containing in all 0.759 acre of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

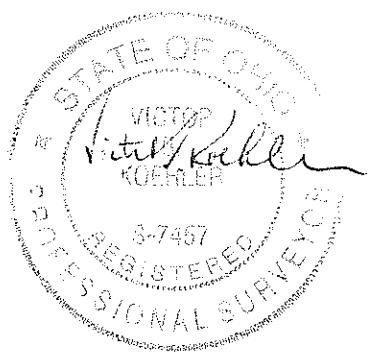
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in December, 2015.

Prior Deed References – OR 236, Page 623

15165-S

Tract 2





NORTH

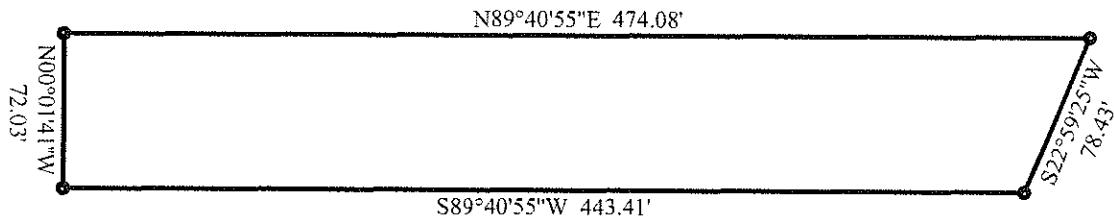
Scale: 1 Inch = 89 Feet

Area: 0.759 Acres (33,042.98 Square Feet)

Area: 0.759 Acres (33,042.98 Square Feet)

Perimeter: 1067.95 Feet

Gap = 0.002



Errors and Omissions Excepted.

REFERENCE SURVEY VOL. C
PAGE 1605 IN THE TAX MAP OFFICE

(2016)

1. N89°40'55"E 474.08'
2. S22°59'25"W 78.43'
3. S89°40'55"W 443.41'
4. N00°01'41"W 72.03'