

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

**LEGAL DESCRIPTION OF A 0.122 ACRE PARCEL
FOR DAVID WALTON JR.**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest corner of said
Section 15;

thence on an assumed bearing of N 00° 25' 02" E along the centerline of Township
Highway 30 a distance of 1090.44 feet to a point;

thence S 84° 53' 40" E a distance of 539.66 feet to a found iron rod marking the
southwest corner of a parcel of land now or formerly owned by David Walton Jr., Etux.,
passing a set iron rod a distance of 20.07 feet;

thence continuing S 84° 53' 40" E along the south line of said David Walton Jr., Etux.
parcel a distance of 233.71 feet to a set iron rod and being the **POINT OF BEGINNING**
of the hereinafter described parcel;

thence continuing S 84° 53' 40" E along the south line of said David Walton Jr., Etux.
parcel a distance of 41.29 feet to a found iron rod marking the southeast corner of said
Walton parcel;

thence S 11° 33' 13" E a distance of 55.32 feet to a set iron rod;

thence S 05° 39' 28" W a distance of 47.00 feet to a set iron rod;

thence N 83° 38' 09" W a distance of 57.66 feet to a set iron rod;

thence N 05° 39' 38" E a distance of 98.74 feet to the **POINT OF BEGINNING.**

Containing in all 0.122 acres 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.

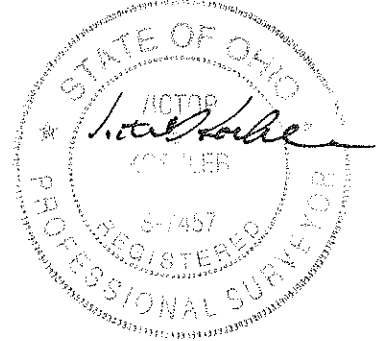
(TRACT #2)(0.122 A)
REFERENCE SURVEY VOL. C
PAGE 1609 IN THE TAX MAP OFFICE
(2016)

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, 2016.

Prior Deed References – OR 236 Page 1339, Deed Volume 178 Page 680

15164-S TRACT 2



PT: 1 N: 0.0000 E: 0.0000
S84°53'40"E DIST: 41.29
PT: 2 N: -3.6744 E: 41.1262
S11°33'13"E DIST: 55.32
PT: 3 N: -57.8735 E: 52.2059
S5°39'28"W DIST: 47.00
PT: 4 N: -104.6446 E: 47.5724
N83°38'09"W DIST: 57.66
PT: 5 N: -98.2531 E: -9.7323
N5°39'38"E DIST: 98.74
PT: 6 N: 0.0054 E: 0.0069

CLOSING BEARING/DISTANCE: S51°51'20"W DIST: 0.0088

MISCLOSURE: N= 0.0054, E= 0.0069

AREA: 0.122 ACRES



**KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.261 ACRE PARCEL
FOR DAVID WALTON JR.**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest corner of said
Section 15;

thence on an assumed bearing of N 00° 25' 02" E along the centerline of Township
Highway 30 a distance of 1090.44 feet to a point;

thence S 84° 53' 40" E a distance of 539.66 feet to a found iron rod marking the south
west corner of a parcel of land now or formerly owned by David Walton Jr., Etux.,
passing a set iron rod a distance of 20.07 feet;

thence N 05° 06' 20" E along the west line of said David Walton Jr., Etux. parcel a
distance of 180.00 feet to a found iron rod and being the **POINT OF BEGINNING** of
the hereinafter described parcel;

thence N 17° 15' 41" W a distance of 104.67 feet to a set iron rod;

thence N 00° 04' 15" E a distance of 66.21 feet to a set iron rod;

thence S 89° 19' 46" E a distance of 62.52 feet to a set iron rod

thence S 00° 41' 47" W a distance of 95.36 feet to a set iron rod;

thence S 30° 15' 22" E a distance of 41.05 feet to a set iron rod;

thence S 58° 31' 06" E a distance of 87.86 feet to a set iron rod situated on the north line
of said David Walton Jr., Etux. parcel;

thence N 84° 53' 40" W along the north line of said David Walton Jr., Etux. parcel a
distance of 126.49 feet to the **POINT OF BEGINNING**.

(TRACT #1) (0.261A)
REFERENCE SURVEY VOL. C
PAGE 1609 IN THE TAX MAP OFFICE
(2016)

Containing in all 0.261 acres 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 February, 2016.

Prior Deed References – OR 236 Page 1339, Deed Volume 178 Page 680

15164-S TRACT 1



PT: 1 N: 0.0000 E: 0.0000
N17°15'41"W DIST: 104.67
PT: 2 N: 99.9558 E: -31.0589
N0°04'15"E DIST: 66.21
PT: 3 N: 166.1657 E: -30.9770
S89°19'46"E DIST: 62.52
PT: 4 N: 165.4340 E: 31.5387
S0°41'47"W DIST: 95.36
PT: 5 N: 70.0811 E: 30.3797
S30°15'22"E DIST: 41.05
PT: 6 N: 34.6228 E: 51.0634
S58°31'06"E DIST: 87.86
PT: 7 N: -11.2599 E: 125.9910
N84°53'40"W DIST: 126.49
PT: 8 N: -0.0035 E: 0.0029

CLOSING BEARING/DISTANCE: N40°00'53"W DIST: 0.0045

MISCLOSURE: N= -0.0035, E= 0.0029

AREA: 0.261 ACRES

