

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

**LEGAL DESCRIPTION OF A 3.237 ACRE PARCEL
FOR D. WALTON, TRUSTEE**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the west quarter post of said Section 28;

thence on an assumed bearing of N 89° 44' 35" E along the east-west half section line of said Section 28 and the centerline of County Highway 330 a distance of 1551.67 feet to a found MAG nail marking the northeast corner of a parcel of land now or formerly owned by Honeycreek Acres LTD. and being the **POINT OF BEGINNING** of the hereinafter described parcel, said MAG nail referenced by a found iron rod situated S 00° 08' 43" E a distance of 70.97 feet;

thence continuing N 89° 44' 35" E along the east-west half section line of said Section 28 and the centerline of said County Highway 330 a distance of 222.08 feet to a set MAG nail, referenced by a set iron rod situated S 00° 15' 25" E a distance of 64.51 feet;

thence S 00° 15' 25" E on a line a distance of 633.26 feet to a point marking the centerline of Broken Sword Creek, passing aforementioned set iron rod a distance of 64.51 feet, also passing a set iron rod for reference a distance of 600.50 feet;

thence S 89° 44' 35" W on a line a distance of 223.31 feet to a set iron rod;

thence N 00° 08' 43" W on a line and the east line of said parcel of land now or formerly owned by Honeycreek Acres LTD. a distance of 633.26 feet to the **POINT OF BEGINNING**, passing found iron rods at distances of 270.57 feet and 562.29 feet respectively.

Containing in all 3.237 acres of land, more or less, of which 0.361 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.

REFERENCE SURVEY MAP, 1641 BY THE SURVEYOR
DATE 2016

"TRACT 1" 2016

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in December 2016.

Prior Deed References – OR 213, Page 941

16157-S

Tract 1



PT: 1 N: 0.0000 E: 0.0000
N89°44'35"E DIST: 222.08
PT: 2 N: 0.9959 E: 222.0778
S0°15'25"E DIST: 633.26
PT: 3 N: -632.2577 E: 224.9176
S89°44'35"W DIST: 223.31
PT: 4 N: -633.2591 E: 1.6099
N0°08'43"W DIST: 633.26
PT: 5 N: -0.0012 E: 0.0042

CLOSING BEARING/DISTANCE: N74°14'54"W DIST: 0.0044

MISCLOSURE: N: -0.0012 E: 0.0042

AREA: 3.237 ACRES



REFERENCE SURVEY VOL. 6
PAGE 1641 IN THE TAX MAP OFFICE

2016

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**LEGAL DESCRIPTION OF A 3.100 ACRE PARCEL
FOR D. WALTON, TRUSTEE**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-2-S,
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the west quarter post of said Section 28;

thence on an assumed bearing of N 89° 44' 35" E along the east-west half section line of
said Section 28 and the centerline of County Highway 330 a distance of 1773.75 feet to a
set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described
parcel, said MAG nail referenced by a set iron rod situated S 00° 15' 25" E a distance of
64.51 feet;

thence continuing N 89° 44' 35" E along the east-west half section line of said Section 28
and the centerline of said County Highway 330 a distance of 220.21 feet to a found MAG
nail marking the northwest corner of a parcel of land now or formerly owned by L.
Markley, Trustee, referenced by a found iron rod situated S 00° 15' 25" E a distance of
51.31 feet;

thence S 00° 15' 25" E along the west line of said Markley parcel a distance of 536.00
feet to a point marking the centerline of Broken Sword Creek, passing found iron rods for
reference at distances of 51.31 feet, 330.00 feet and 492.08 feet, respectively;

thence S 60° 03' 56" W along the centerline of said Broken Sword Creek a distance of
75.88 feet to a point, referenced by a set iron rod situated S 63° 48' 48" W a distance of
67.00 feet;

thence continuing S 35° 01' 55" W along the centerline of said Broken Sword Creek a
distance of 88.65 feet to a point, referenced by a set iron rod situated N 12° 07' 08" W a
distance of 44.00 feet;

thence continuing S 72° 30' 19" W along the centerline of said Broken Sword Creek a
distance of 61.22 feet to a point, referenced by a set iron rod situated N 35° 20' 01" W a
distance of 77.68 feet;

C
KOEHLER SURVEYING, INC.
DATE 11-21-11 BY DAVID J. KOEHLER

2nd "TRACT 2"

thence continuing N 55° 37' 22" W along the centerline of said Broken Sword Creek a distance of 54.21 feet to a point, referenced by a set iron rod situated N 00° 15' 25" W a distance of 32.76 feet;

thence N 00° 15' 25" W on a line a distance of 633.26 feet to the **POINT OF BEGINNING**, passing aforementioned set iron rods at distances of 32.76 feet and 568.75 feet, respectively.

Containing in all 3.100 acres of land, more or less, of which 0.290 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.

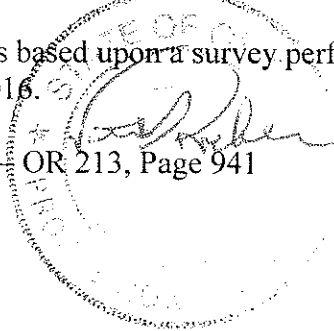
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December 2016.

Prior Deed References OR 213, Page 941

16157-S

Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°44'35"E DIST: 220.21
PT: 2 N: 0.9875 E: 220.2078
S0°15'25"E DIST: 536.00
PT: 3 N: -535.0071 E: 222.6115
S60°03'56"W DIST: 75.88
PT: 4 N: -572.8719 E: 156.8541
S35°01'55"W DIST: 88.65
PT: 5 N: -645.4613 E: 105.9661
S72°30'19"W DIST: 61.22
PT: 6 N: -663.8652 E: 47.5778
N55°37'22"W DIST: 54.21
PT: 7 N: -633.2561 E: 2.8363
N0°15'25"W DIST: 633.26
PT: 8 N: -0.0025 E: -0.0036

CLOSING BEARING/DISTANCE: N55°45'18"E DIST: 0.0044

MISCLOSURE: N: -0.0025 E: -0.0036

AREA: 3.100 ACRES



ENCLOSURE SURVEY VOL. 1641 C
DATE 10/11/16 BY 1641

2016