

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

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**LEGAL DESCRIPTION OF A 7.560 ACRE PARCEL  
FOR BO WALTER**

Being a parcel of land situated in part of the Southeast Quarter of Section 31, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 31 and the centerline of State Highway 294 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 25' 15" E along the east-west half section line of said Section 31 and the centerline of said State Highway 294 a distance of 312.02 feet to a point marking a corner of a parcel of land now or formerly owned by D. Walter, referenced by a found iron rod situated S 00° 19' 41" W a distance of 29.00 feet;

thence S 00° 19' 41" W along said D. Walter parcel a distance of 656.39 feet to a set iron rod marking a corner of said D. Walter parcel, passing the aforementioned found iron rod a distance of 29.00 feet;

thence N 89° 26' 46" E along said D. Walter parcel a distance of 155.46 feet to a set iron rod;

thence S 01° 57' 32" E on a line a distance of 275.00 feet to a set iron rod;

thence S 89° 25' 15" W on a line a distance of 466.59 feet to a set iron rod marking the north-south half section line of said Section 31;

thence N 00° 24' 08" W along said north-south half section line of said Section 31 a distance of 931.30 feet to the **POINT OF BEGINNING**.

Containing in all 7.560 acres of land, more or less, of which 0.215 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.

(TRACT 1)  
(7.560A)

REFERENCE SURVEY VOL. C  
PAGE 1729 IN THE TAX MAP OFFICE  
"2019"

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in May 2019.

Prior Deed References – OR 220, Page 2144

19048-S      Tract 1

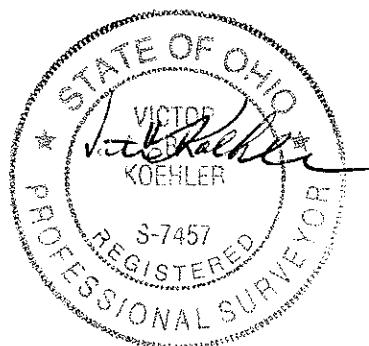


PT: 1 N: 1337.1733 E: 821.0461  
N89°25'15"E DIST: 312.02  
PT: 2 N: 1340.3272 E: 1133.0501  
S0°19'41"W DIST: 656.39  
PT: 3 N: 683.9480 E: 1129.2919  
N89°26'46"E DIST: 155.46  
PT: 4 N: 685.4508 E: 1284.7446  
S1°57'32"E DIST: 275.00  
PT: 5 N: 410.6115 E: 1294.1448  
S89°25'15"W DIST: 466.59  
PT: 6 N: 405.8951 E: 827.5786  
N0°24'08"W DIST: 931.30  
PT: 7 N: 1337.1722 E: 821.0409

CLOSING BEARING/DISTANCE: N78°25'17"E DIST: 0.0053

MISCLOSURE: N: 1337.1722 E: 821.0409

AREA: 7.560 ACRES



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**LEGAL DESCRIPTION OF A 21.632 ACRE PARCEL  
FOR BO WALTER**

Being a parcel of land situated in part of the Southeast Quarter of Section 31, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 31 and the centerline of State Highway 294;

thence on an assumed bearing of N 89° 25' 15" E along the east-west half section line of said Section 31 and the centerline of said State Highway 294 a distance of 976.70 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 20' 00" E a distance of 57.93 feet;

thence continuing N 89° 25' 15" E along said east-west half section line of said Section 31 and the centerline of said State Highway 294 a distance of 356.00 feet to a set MAG nail marking the west line of the east half of the southeast quarter of said Section 31, referenced by a set iron rod situated S 00° 20' 00" E a distance of 36.34 feet;

thence S 00° 20' 00" E along the west line of the east half of the southeast quarter of said Section 31 a distance of 2646.84 feet to a set iron rod marking the south line of said Section 31, passing the aforementioned set iron rod a distance of 36.34 feet;

thence S 89° 23' 10" W along the south line of said Section 31 a distance of 356.00 feet to a set iron rod;

thence N 00° 20' 00" W on a line a distance of 2647.05 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 2589.12 feet.

Containing in all 21.632 acres of land, more or less, of which 0.416 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.

(TRACY 3)  
(21.632 A)

REFERENCE SURVEY VOL. C  
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"2019"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in May 2019.

Prior Deed References – OR 220, Page 2144

19048-S      Tract 3



PT: 1 N: 1337.1733 E: 821.0461  
N89°25'15"E DIST: 356.00  
PT: 2 N: 1340.7718 E: 1177.0279  
S0°20'00"E DIST: 2646.84  
PT: 3 N: -1306.0234 E: 1192.4265  
S89°23'10"W DIST: 356.00  
PT: 4 N: -1309.8377 E: 836.4469  
N0°20'00"W DIST: 2647.05  
PT: 5 N: 1337.1675 E: 821.0471

CLOSING BEARING/DISTANCE: N10°07'46"W DIST: 0.0058

MISCLOSURE: N: 1337.1675 E: 821.0471

AREA: 21.632 ACRES



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**LEGAL DESCRIPTION OF A 46.675 ACRE PARCEL  
FOR BO WALTER**

Being a parcel of land situated in part of the Southeast Quarter of Section 31, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 31 and the centerline of State Highway 294;

thence on an assumed bearing of N 89° 25' 15" E along the east-west half section line of said Section 31 and the centerline of said State Highway 294 a distance of 643.67 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by D. Walter and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 00' 18" E a distance of 58.29 feet;

thence continuing N 89° 25' 15" E along said east-west half section line of said Section 31 and the centerline of said State Highway 294 a distance of 333.03 feet to a set MAG nail, referenced by a set iron rod situated S 00° 20' 00" E a distance of 57.93 feet;

thence S 00° 20' 00" E on a line a distance of 2647.05 feet to a set iron rod marking the south line of said Section 31, passing the aforementioned set iron rod a distance of 57.93 feet;

thence S 89° 23' 10" W along the south line of said Section 31 a distance of 973.52 feet to a set iron rod marking the south quarter post of said Section 31;

thence N 00° 24' 08" W along the north-south half section line of said Section 31 a distance of 1716.33 feet to a set iron rod;

thence N 89° 25' 15" E on a line a distance of 466.59 feet to a set iron rod;

thence N 01° 57' 32" W on a line a distance of 275.00 feet to a set iron rod marking the south line of a parcel of land now or formerly owned by D. Walter;

thence N 89° 26' 46" E along the south line of said D. Walter parcel a distance of 180.00 feet to a found iron rod marking a corner of said parcel;

TRACT 2  
(46.675 A)

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thence N 00° 00' 18" W along said D. Walter parcel a distance of 656.49 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 598.20 feet.

Containing in all 46.675 acres of land, more or less, of which 0.445 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 May 2019.

Prior Deed References – OR 220, Page 2144

19048-S      Tract 2

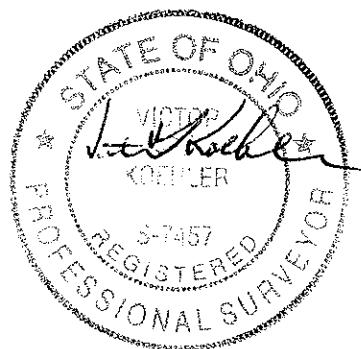


PT: 1 N: 1337.1733 E: 821.0461  
N89°25'15"E DIST: 333.03  
PT: 2 N: 1340.5396 E: 1154.0591  
S0°20'00"E DIST: 2647.05  
PT: 3 N: -1306.4656 E: 1169.4589  
S89°23'10"W DIST: 973.52  
PT: 4 N: -1316.8961 E: 195.9948  
N0°24'08"W DIST: 1716.33  
PT: 5 N: 399.3916 E: 183.9461  
N89°25'15"E DIST: 466.59  
PT: 6 N: 404.1080 E: 650.5122  
N1°57'32"W DIST: 275.00  
PT: 7 N: 678.9473 E: 641.1121  
N89°26'46"E DIST: 180.00  
PT: 8 N: 680.6874 E: 821.1036  
N0°00'18"W DIST: 656.49  
PT: 9 N: 1337.1774 E: 821.0464

CLOSING BEARING/DISTANCE: S3°53'05"W DIST: 0.0041

MISCLOSURE: N: 1337.1774 E: 821.0464

AREA: 46.675 ACRES



REFERENCE SURVEY VOL. C

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