

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

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**LEGAL DESCRIPTION OF A 0.995 ACRE PARCEL  
FOR DARREL WALTON**

Being a parcel of land situated in part of the Northeast Quarter of Section 32, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the center of said Section 32 and the intersection of the centerlines of County Highway 182 and Township Highway 133, referenced by a found iron rod situated S 35° 35' 50" E a distance of 43.02 feet;

thence on an assumed bearing of N 89° 57' 04" E along the east-west half section line of said Section 32 and the centerline of said County Highway 182 a distance of 1533.97 feet to a found MAG nail, referenced by a found iron rod situated N 00° 02' 56" W a distance of 35.00 feet;

thence N 00° 02' 56" W on a line and along a parcel of land now or formerly owned by D. Walton, Trustee parcel (OR 221, Page 2238) a distance of 342.40 feet to a found iron rod marking a corner of said D. Walton, Trustee parcel (OR 221, Page 2238), passing the aforementioned found iron rod a distance of 35.00 feet;

thence N 89° 57' 04" E along said D. Walton, Trustee parcel (OR 221, Page 2238) a distance of 186.19 feet to a found iron rod marking a corner of said D. Walton, Trustee parcel (OR 221, Page 2238) and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 89° 57' 04" E on a line a distance of 146.96 feet to the centerline of Broken Sword Creek, passing a set iron rod a distance of 101.96 feet;

thence S 13° 53' 00" E along the centerline of said Broken Sword Creek a distance of 276.75 feet to the north line of a parcel of land now or formerly owned by the State of Ohio, referenced by a found iron rod situated N 89° 49' 18" W a distance of 85.12 feet;

thence N 89° 49' 18" W along said State of Ohio parcel a distance of 85.12 feet to the aforementioned found iron rod;

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*Tract 1 (0.995A) 2020 "*

thence S 00° 11' 29" W along said State of Ohio parcel a distance of 10.00 feet to found iron rod;

thence S 77° 11' 58" W along said State of Ohio parcel a distance of 90.32 feet to a found iron rod marking a corner of said D. Walton, Trustee parcel (OR 221, Page 2238);

thence N 01° 23' 43" W along said D. Walton, Trustee parcel (OR 221, Page 2238) a distance of 120.32 feet to a found iron rod;

thence N 11° 48' 23" W along said D. Walton, Trustee parcel (OR 221, Page 2238) a distance of 181.85 feet to the **POINT OF BEGINNING**.

Containing in all 0.995 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

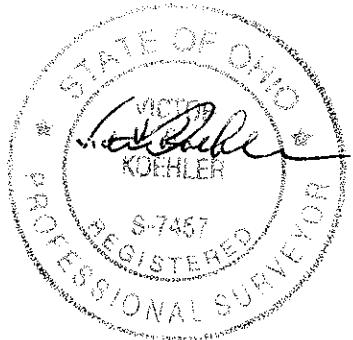
Bearings are assumed and are for angular measurement only.

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 January 2020.

Prior Deed References – OR 213, Page 941

19214-S      Tract 1      Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000  
N89°57'04"E DIST: 146.96  
PT: 2 N: 0.1254 E: 146.9599  
S13°53'00"E DIST: 276.75  
PT: 3 N: -268.5397 E: 213.3649  
N89°49'18"W DIST: 85.12  
PT: 4 N: -268.2748 E: 128.2453  
S0°11'29"W DIST: 10.00  
PT: 5 N: -278.2747 E: 128.2119  
S77°11'58"W DIST: 90.32  
PT: 6 N: -298.2858 E: 40.1366  
N1°23'43"W DIST: 120.32  
PT: 7 N: -178.0015 E: 37.2069  
N11°48'23"W DIST: 181.85  
PT: 8 N: 0.0014 E: -0.0006

CLOSING BEARING/DISTANCE: S23°37'44"E DIST: 0.0015

MISCLOSURE: N: 0.0014 E: -0.0006

AREA: 0.995 ACRES



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KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 3.505 ACRE PARCEL  
FOR DARREL WALTON**

Being a parcel of land situated in part of the Northeast Quarter of Section 32, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the center of said Section 32 and the intersection of the centerlines of County Highway 182 and Township Highway 133, referenced by a found iron rod situated S 35° 35' 50" E a distance of 43.02 feet;

thence on an assumed bearing of N 89° 57' 04" E along the east-west half section line of said Section 32 and the centerline of said County Highway 182 a distance of 1533.97 feet to a found MAG nail, referenced by a found iron rod situated N 00° 02' 56" W a distance of 35.00 feet;

thence N 00° 02' 56" W on a line and along a parcel of land now or formerly owned by D. Walton, Trustee parcel (OR 221, Page 2238) a distance of 342.40 feet to a found iron rod marking a corner of said D. Walton, Trustee parcel (OR 221, Page 2238) and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned found iron rod a distance of 35.00 feet;

thence continuing N 00° 02' 56" W on a line a distance of 553.26 feet to a set iron rod;

thence N 89° 57' 04" E on a line a distance of 157.50 feet to the centerline of Broken Sword Creek, passing a set iron rod a distance of 112.50 feet;

thence S 35° 05' 02" E along the centerline of said Broken Sword Creek a distance of 218.36 feet to point, referenced by a set iron rod situated S 23° 38' 23" W a distance of 99.54 feet;

thence S 17° 28' 29" E along the centerline of said Broken Sword Creek a distance of 79.12 feet to a point, referenced by a set iron rod situated S 76° 08' 04" W a distance of 65.58 feet;

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*Tract 2 (3.505A) "2020"*

thence S 11° 24' 11" W along the centerline of said Broken Sword Creek a distance of 106.91 feet to a point, referenced by a set iron rod situated N 25° 31' 25" W a distance of 98.72 feet;

thence S 13° 53' 00" E along the centerline of said Broken Sword Creek a distance of 200.00 feet to a point, referenced by a set iron rod situated S 89° 57' 04" W a distance of 45.00 feet;

thence S 89° 57' 04" W on a line and along said D. Walton, Trustee parcel (OR 221, Page 2238) distance of 333.15 feet to the **POINT OF BEGINNING**, passing the aforementioned set iron rod a distance of 45.00 feet and a found iron rod a distance of 146.96 feet.

Containing in all 3.505 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 January 2020.

Prior Deed References – OR 213, Page 941

19214-S      Tract 2      Adjoinder only tract.



PT: 1 N: 0.0000 E: 0.0000  
N0°02'56"W DIST: 553.26  
PT: 2 N: 553.2598 E: -0.4721  
N89°57'04"E DIST: 157.50  
PT: 3 N: 553.3942 E: 157.0279  
S35°05'02"E DIST: 218.36  
PT: 4 N: 374.7077 E: 282.5358  
S17°28'29"E DIST: 79.12  
PT: 5 N: 299.2391 E: 306.2943  
S11°24'11"W DIST: 106.91  
PT: 6 N: 194.4395 E: 285.1572  
S13°53'00"E DIST: 200.00  
PT: 7 N: 0.2822 E: 333.1463  
S89°57'04"W DIST: 333.15  
PT: 8 N: -0.0021 E: -0.0036

CLOSING BEARING/DISTANCE: N60°03'42"E DIST: 0.0041

MISCLOSURE: N: -0.0021 E: -0.0036

AREA: 3.505 ACRES



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