

VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351

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LEGAL DESCRIPTION OF A 5.953 ACRE  
PARCEL FOR WAYNE F. WALTON

Being a parcel of land situated in part of the Northwest Quarter of Section 34 and the Northeast Quarter of Section 33, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the north line of said Section and the centerline of Township Highway 40, referenced by a set iron rod situated S 89° 56' 59" W a distance of 21.87 feet;

thence on an assumed bearing of S 23° 49' 40" W along the centerline of Township Highway 40 a distance of 658.96 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 372.00 feet;

thence continuing S 23° 49' 40" W along said centerline a distance of 353.12 feet to a set iron rod;

thence S 00° 50' 16" E along said centerline a distance of 50.46 feet to a set MAG nail;

thence S 87° 03' 15" W a distance of 397.98 feet to a set iron rod, passing a set iron rod a distance of 20.01 feet;

thence N 02° 53' 28" W a distance of 896.46 feet to a set iron rod;

thence N 86° 33' 47" E a distance of 169.85 feet to a set iron rod;

thence S 02° 53' 28" E a distance of 543.14 feet to a set iron rod;

thence N 85° 26' 44" E a distance of 388.88 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 366.15 feet.

Containing in all 5.953 acres of land, more or less, of which 0.185 acre, more or less, is currently contained within the right-of-way of Township Highway 40. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in August, 1998.

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LEGAL DESCRIPTION OF A 2.318 ACRE  
PARCEL FOR CLARENCE L. COFFMAN

Being a parcel of land situated in part of the Northwest Quarter of Section 34, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the north line of said Section and the centerline of Township Highway 40 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 89° 56' 59" W a distance of 21.87 feet;

thence on an assumed bearing of S 23° 49' 40" W along the centerline of Township Highway 40 a distance of 372.00 feet to a set MAG nail;

thence S 89° 56' 59" W a distance of 219.14 feet to a set iron rod, passing a set iron rod a distance of 21.87 feet;

thence N 00° 50' 16" W a distance of 340.19 feet to a set iron rod on the north line of said Section;

thence N 89° 56' 59" E along the north line of said Section a distance of 374.40 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 352.53 feet.

Containing in all 2.318 acres of land, more or less, of which 0.171 acre, more or less, is currently contained within the right-of-way of Township Highway 40. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in August, 1998.

Prior Deed Reference - Volume 129, Page 577.

98065-S (110)

REFERENCE SURVEY VOL.   D    
PAGE   55   IN THE TAX MAP OFFICE

*Tract #1 (2.318 A)*