

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

LEGAL DESCRIPTION OF A 3.099 ACRE PARCEL
FOR HARRY W. WALTON

Being a parcel of land situated in part of the Southwest Quarter of Section 22, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Center of said Section 22;

thence on an assumed bearing of N 89° 37' 53" W along the east-west half section line of said Section 22 a distance of 450.00 feet to a set iron rod marking the northwest corner of a 4.65 acre parcel of land currently owned by Harry W. Walton, et ux and being the **POINT OF BEGINNING**;

thence S 00° 26' 25" W along the west line of said Walton parcel a distance of 450.00 feet to a set iron rod marking the southwest corner of said Walton parcel;

thence N 89° 37' 53" W a distance of 300.00 feet to a set iron rod;

thence N 00° 26' 25" E a distance of 450.00 feet to a set iron rod on the east-west half section line of said Section 22;

thence S 89° 37' 53" E along the east-west half section line a distance of 300.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.099 acres of land, more or less, 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 March, 2001.

Prior Deed Reference – Volume 147, Page 439.

00134-S (047)

Parcel #2

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

LEGAL DESCRIPTION OF A 38.551 ACRE PARCEL
FOR HARRY W. WALTON

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 22, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Center of said Section 22;

thence on an assumed bearing of S 00° 26' 25" W along the centerline of Township Highway 122 a distance of 450.00 feet to a set MAG nail marking the southeast corner of a 4.65 acre parcel of land currently owned by Harry W. Walton and being the **POINT OF BEGINNING**, said nail referenced by a set iron rod situated N 89° 37' 53" E a distance of 20.00 feet;

thence continuing S 00° 26' 25" W along said centerline a distance of 538.08 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by Green Valley Acres, Inc.;

thence N 89° 37' 53" W along the north line of said Green Valley Acres, Inc. parcel a distance of 1326.68 feet to a set iron rod on the east line of a parcel of land currently owned by John J. Strasser, Jr. et al marking the northwest corner of said Green Valley Acres parcel, passing a set iron rod a distance of 20.00 feet;

thence N 00° 28' 09" E along the east line of said Strasser parcel a distance of 858.88 feet to a set iron rod marking the northeast corner of said Strasser parcel;

thence N 89° 37' 53" W along the north line of said Strasser parcel a distance of 730.98 feet to a point on the centerline of the Sandusky River, referenced by a set iron rod situated N 81° 07' 34" E a distance of 60.36 feet;

thence N 15° 06' 31" W along the centerline of said river a distance of 373.17 feet to a point referenced by a set iron rod situated N 86° 07' 58" E a distance of 61.17 feet;

thence N 07° 22' 28" E along the centerline of said river a distance of 221.28 feet to a point referenced by a set iron rod situated N 57° 12' 34" E a distance of 78.51 feet;

thence N 53° 17' 04" E a distance of 1011.45 feet to a set iron rod on the west line of a parcel of land currently owned by Irene M. and David A. Riedlinger, Trustees;

thence S 00° 32' 06" W along the west line of said Riedlinger parcel a distance of 1059.96 feet to a set iron rod on the east-west half section line marking the southwest corner of said Riedlinger parcel;

thence S 89° 37' 53" E along the east-west half section line a distance of 576.19 feet to a set iron rod;

thence S 00° 26' 25" W a distance of 450.00 feet to a set iron rod;

thence S 89° 37' 53" E a distance of 750.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 300.00 feet marking the southwest corner of said 4.65 acre Walton parcel and a set iron rod a distance of 730.00 feet.

Containing in all 38.551 acres of land, more or less, of which 0.247 acre, more or less, is currently contained within highway right-of-way. 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 March, 2001.

Prior Deed Reference – Volume 147, Page 439.

00134-S (047)

Parcel #1