

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

**LEGAL DESCRIPTION OF A 24.081 ACRE PARCEL
FOR THE ESTATE OF DON AND MABEL WALTON**

Being a parcel of land situated in part of the Northeast Quarter of Section 30, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said
Section 30;

thence on an assumed bearing of S 00° 03' 37" W along the centerline of County Highway
134 a distance of 1174.95 feet to a point marking the southeast corner of a parcel of land
currently owned by Betty Lou Koehler Trust and being the **POINT OF BEGINNING**,
referenced by a found iron pipe situated S 89° 53' 35" W a distance of 29.91 feet;

thence continuing S 00° 03' 37" W along said centerline a distance of 507.53 feet to a set
MAG nail on or near the centerline of an open ditch marking the northeasterly corner of a
parcel of land currently owned by N. Burkhart, et ux, referenced by a set iron rod situated
N 89° 56' 23" W a distance of 30.60 feet;

thence N 40° 56' 23" W along the north line of said Burkhart parcel a distance of 283.66 feet
to a set iron rod;

thence S 76° 28' 08" W along the north line of said Burkhart parcel a distance of 101.81 feet
to a point referenced by a set iron rod situated N 18° 24' 45" E a distance of 22.87 feet;

thence N 84° 44' 23" W along the north line of said Burkhart parcel a distance of 354.33 feet
to a point marking the northwest corner of said Burkhart parcel referenced by a set iron rod
situated S 04° 06' 19" W a distance of 33.72 feet;

thence N 71° 42' 22" W on or near the centerline of an open ditch a distance of 43.37 feet to a
point referenced by a set iron rod situated N 16° 03' 35" W a distance of 20.00 feet;

thence N 42° 34' 30" W on or near the centerline of said ditch a distance of 102.05 feet to a
point referenced by a set iron rod situated N 29° 55' 06" E a distance of 12.00 feet;

thence N 59° 27' 46" W on or near the centerline of said ditch a distance of 168.90 feet to a
point referenced by a set iron rod situated N 02° 05' 40" W a distance of 12.00 feet;

thence N 72° 42' 25" W on or near the centerline of said ditch a distance of 242.17 feet to a
point referenced by a set iron rod situated N 19° 05' 41" E a distance of 12.00 feet;

thence S 56° 16' 11" W on or near the centerline of said ditch a distance of 122.84 feet to a
point referenced by a set iron rod situated N 26° 02' 32" E a distance of 15.73 feet;

thence S 75° 09' 05" W on or near the centerline of said ditch a distance of 177.08 feet to a set iron rod;

thence N 59° 04' 25" W a distance of 99.41 feet to a set iron rod on the east line of a parcel of land currently owned by D. Boes;

thence N 00° 06' 25" E along the east line of said Boes parcel a distance of 1083.81 feet to a point marking the southwest corner of a parcel of land currently owned by W. Ekleberry, et ux, referenced by a found iron pipe situated N 64° 07' 41" E a distance of 0.25 feet;

thence S 89° 40' 40" E along the south line of said Ekleberry parcel and the south line of parcels of land currently owned by J. Amlin, et ux, and D. Tooley a distance of 752.77 feet to a point marking the northwest corner of a parcel of land currently owned by T. Walton, et ux, referenced by a found iron pipe situated N 00° 03' 48" E a distance of 0.20 feet;

thence S 00° 03' 48" W along the west line of said Walton parcel a distance of 593.80 feet to a found iron rod on the north line of the aforementioned Betty Lou Koehler Trust parcel ;

thence N 89° 39' 59" W a along the north line of said Betty Lou Koehler Trust parcel a distance of 25.00 feet to a found iron rod marking the northwest corner of said Betty Lou Koehler Trust parcel;

thence S 00° 03' 48" W along the west line of said Betty Lou Koehler Trust parcel a distance of 381.00 feet to a found iron rod marking the southwest corner of said Betty Lou Koehler Trust parcel;

thence S 89° 39' 59" E along the south line of said Betty Lou Koehler Trust parcel a distance of 755.07 feet to the **POINT OF BEGINNING**, passing a found iron pipe a distance of 25.00 feet and a found railroad spike a distance of 755.00 feet.

Containing in all 24.081 acres of land, more or less, of which 0.338 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 October, 2006.

Prior Deed Reference – Volume 201, Page 160.

06142-S

Tract 3

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

**LEGAL DESCRIPTION OF A 11.913 ACRE PARCEL
FOR THE ESTATE OF DON AND MABEL WALTON**

Being a parcel of land situated in part of the Northeast Quarter of Section 30, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said Section 30 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 30' 48" W along the east-west half section line a distance of 1484.78 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by C. Reed;

thence N 00° 06' 25" E along the east line of said Reed parcel a distance of 643.25 feet to a set iron rod;

thence S 87° 25' 30" E a distance of 612.15 feet to a set iron rod;

thence S 01° 34' 16" W a distance of 421.00 feet to a set iron rod;

thence S 89° 30' 48" E a distance of 633.65 feet to a set iron rod on the west line of a parcel of land currently owned by A. Hosterman;

thence S 00° 02' 08" W along the west line of said Hosterman parcel a distance of 159.95 feet to a found iron pipe marking the southwest corner of said Hosterman parcel;

thence S 89° 30' 53" E along the south line of said Hosterman parcel a distance of 250.06 feet to a point on the centerline of County Highway 134 marking the southeast corner of said Hosterman parcel, passing a found iron pipe a distance of 220.03 feet and a found MAG nail a distance of 250.03 feet;

thence S 00° 03' 37" W along said centerline a distance of 40.06 feet to the **POINT OF BEGINNING**.

Containing in all **11.913** acres of land, more or less, of which 0.028 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 October, 2006.

Prior Deed Reference – Volume 201, Page 160.

06142-S **Tract 1**

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 17.839 ACRE PARCEL
FOR THE ESTATE OF DON AND MABEL WALTON**

Being a parcel of land situated in part of the Northeast Quarter of Section 30, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said
Section 30;

thence on an assumed bearing of N 00° 03' 37" E along the centerline of County Highway
134 a distance of 388.55 feet to a point marking the northeast corner of a parcel of land
currently owned by A. Hosterman and being the **POINT OF BEGINNING**;

thence N 89° 31' 02" W along the north line of said Hosterman parcel a distance of 250.21
feet to a found iron pipe marking the northwest corner of said Hosterman parcel, passing a
found nail a distance of 0.22 feet and a found iron pipe a distance of 30.21 feet;

thence S 00° 02' 08" W along the west line of said Hosterman parcel a distance of 188.53 feet
to a set iron rod;

thence N 89° 30' 48" W a distance of 633.65 feet to a set iron rod;

thence N 01° 34' 16" E a distance of 421.00 feet to a set iron rod;

thence N 87° 25' 30" W a distance of 612.15 feet to a set iron rod on the east line of a parcel
of land currently owned by C. Reed;

thence N 00° 06' 25" E along the east line of said Reed parcel and the east line of a parcel of
land currently owned by D. Boes a distance of 693.53 feet to a set iron rod;

thence S 59° 04' 25" E on or near the centerline of said ditch a distance of 99.41 feet to a set
iron rod;

thence N 75° 09' 05" E on or near the centerline of said ditch a distance of 177.08 feet to a
point referenced by a set iron rod situated N 26° 02' 32" E a distance of 15.73 feet;

thence N 56° 16' 11" E on or near the centerline of said ditch a distance of 122.84 feet to a
point referenced by a set iron rod situated N 19° 05' 41" E a distance of 12.00 feet;

thence S 72° 42' 25" E on or near the centerline of said ditch a distance of 242.17 feet to a
point referenced by a set iron rod situated N 02° 05' 40" W a distance of 12.00 feet;

thence S 59° 27' 46" E on or near the centerline of said ditch a distance of 168.90 feet to a point referenced by a set iron rod situated N 29° 55' 06" E a distance of 12.00 feet;

thence S 42° 34' 30" E on or near the centerline of said ditch a distance of 102.05 feet to a point referenced by a set iron rod situated N 16° 03' 35" W a distance of 20.00 feet;

thence S 71° 42' 22" E on or near the centerline of said ditch a distance of 43.37 feet to a point marking the northwest corner of a parcel of land currently owned by N. Burkhart, et ux;

thence S 04° 06' 19" W along the west line of said Burkhart parcel a distance of 615.56 feet to a set iron rod marking a corner of said Burkhart parcel;

thence S 10° 06' 48" E along the west line of said Burkhart parcel a distance of 100.21 feet to a set iron rod marking the southwest corner of said Burkhart parcel;

thence N 89° 49' 19" E along the south line of said Burkhart parcel a distance of 663.65 feet to a point on the centerline of County Highway 134 marking the southeast corner of said Burkhart parcel, passing a set iron rod a distance of 633.65 feet;

thence S 00° 03' 37" W along said centerline a distance of 66.19 feet to the **POINT OF BEGINNING**.

Containing in all **17.839** acres of land, more or less, of which 0.046 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 October, 2006.

Prior Deed Reference – Volume 201, Page 160.

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Tract 2