

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

**LEGAL DESCRIPTION OF A 40.000 ACRE PARCEL
FOR RICHARD WALTERS**

Being a parcel of land situated in part of the Southwest Quarter of Section 36 and Southeast Quarter of Section 35, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said Section 35 and the Southwest Corner of Section 36 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 88° 38' 39" W along the centerline of County Highway 4 a distance of 141.94 feet to a set MAG nail;

thence N 00° 33' 00" W a distance of 233.80 feet to a set iron rod, passing a set iron rod for reference a distance of 30.00 feet;

thence N 13° 36' 28" E a distance of 137.15 feet to a set iron rod;

thence N 88° 55' 09" E a distance of 82.95 feet to a set iron rod;

thence N 00° 16' 32" W a distance of 47.39 feet to a set iron rod;

thence N 01° 36' 54" W a distance of 257.97 feet to a set iron rod;

thence N 87° 26' 42" E a distance of 56.94 feet to a set iron rod;

thence N 00° 49' 03" W a distance of 615.93 feet to a set iron rod;

thence N 88° 36' 25" E a distance of 1288.85 feet to a set iron rod on the west line of a parcel of land currently owned by the Vincent Brown Living Trust,

thence S 01° 08' 48" E along the west line of said Vincent Brown Living Trust parcel and the west line of a parcel of land currently owned by K. Hendricks, I. E., et al a distance of 1288.30 feet to a set MAG nail on the centerline of County Highway 4 marking the southwest corner of said Hendricks parcel, passing a set iron rod for reference 1258.30 feet;

thence S 88° 36' 25" W along said centerline a distance of 1326.31 feet to the **POINT OF BEGINNING**.

REFERENCE SURVEY VOL. D
PAGE 365 IN THE TAX MAP OFFICE

TRACT 3
40.000 AC

Containing in all 40.000 acres of land, more or less, of which 1.281 acres, more or less, is contained within Section 35, 38.719 acres, more or less, is contained in Section 36 and 1.011 acres, 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 March, 2008.

Prior Deed Reference – Volume 146, Page 369.

08001-S

Tract 3

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

**LEGAL DESCRIPTION OF A 2.446 ACRE PARCEL
FOR RICHARD WALTERS**

Being a parcel of land situated in part of the Southwest Quarter of Section 36 and Southeast Quarter of Section 35, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said Section 35 and the Southwest Corner of Section 36 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 88° 38' 39" W along the centerline of County Highway 4 a distance of 141.94 feet to a set MAG nail;

thence N 00° 33' 00" W a distance of 233.80 feet to a set iron rod, passing a set iron rod for reference a distance of 30.00 feet;

thence N 13° 36' 28" E a distance of 137.15 feet to a set iron rod;

thence N 88° 55' 09" E a distance of 82.95 feet to a set iron rod;

thence N 00° 16' 32" W a distance of 47.39 feet to a set iron rod;

thence N 88° 45' 11" E a distance of 158.88 feet to a set iron rod;

thence S 00° 49' 15" E a distance of 412.88 feet to a set MAG nail on the centerline of County Highway 4, passing a set iron rod for reference 382.88 feet;

thence S 88° 36' 25" W along said centerline a distance of 155.64 feet to the **POINT OF BEGINNING**.

Containing in all 2.446 acres of land, more or less, of which 1.115 acres, more or less, is contained within Section 35, 1.296 acres, more or less, is contained in Section 36 and 0.191 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 March, 2008.

Prior Deed Reference - Volume 146, Page 369.
08001-S **Tract 1**

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 37.554 ACRE PARCEL
 FOR RICHARD WALTERS**

Being a parcel of land situated in part of the Southwest Quarter of Section 36 and Southeast Quarter of Section 35, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said Section 35 and the Southwest Corner of Section 36;

thence on an assumed bearing of N 88° 36' 25" E along the centerline of County Highway 4 a distance of 135.64 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 00° 49' 15" W a distance of 412.88 feet to a set iron rod, passing a set iron rod for reference a distance of 30.00 feet;

thence S 88° 45' 11" W a distance of 158.88 feet to a set iron rod;

thence N 01° 36' 54" W a distance of 257.97 feet to a set iron rod;

thence N 87° 26' 42" E a distance of 56.94 feet to a set iron rod;

thence N 00° 49' 03" W a distance of 615.93 feet to a set iron rod;

thence N 88° 36' 25" E a distance of 1288.85 feet to a set iron rod on the west line of a parcel of land currently owned by the Vincent Brown Living Trust;

thence S 01° 08' 48" E along the west line of said Vincent Brown Living Trust parcel and the west line of a parcel of land currently owned by K. Hendricks, L. E., et al a distance of 1288.30 feet to a set MAG nail on the centerline of County Highway 4 marking the southwest corner of said Hendricks parcel, passing a set iron rod for reference 1258.30 feet;

thence S 88° 36' 25" W along said centerline a distance of 1190.67 feet to the **POINT OF BEGINNING**.

Containing in all 37.554 acres of land, more or less, of which 0.131 acre, more or less, is contained within Section 35, 37.423 acres, more or less, is contained in Section 36 and 0.820 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.

REFERENCE SURVEY VOL. D
 PAGE 365 IN THE TAX MAP OFFICE

TRACT 2 37.544 AC

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, 2008.

Prior Deed Reference - Volume 146, Page 369.

08001-S

Tract 2

KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388

LEGAL DESCRIPTION OF A 37.554 ACRE PARCEL
FOR RICHARD WALTERS

Being a parcel of land situated in part of the Southwest Quarter of Section 36 and Southeast Quarter of Section 35, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said Section 35 and the Southwest Corner of Section 36;

thence on an assumed bearing of N 88° 36' 25" E along the centerline of County Highway 4 a distance of 135.64 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 00° 49' 15" W a distance of 412.88 feet to a set iron rod, passing a set iron rod for reference a distance of 30.00 feet;

thence S 88° 45' 11" W a distance of 158.88 feet to a set iron rod;

thence N 01° 36' 54" W a distance of 257.97 feet to a set iron rod;

thence N 87° 26' 42" E a distance of 56.94 feet to a set iron rod;

thence N 00° 49' 03" W a distance of 615.93 feet to a set iron rod;

thence N 88° 36' 25" E a distance of 1288.85 feet to a set iron rod on the west line of a parcel of land currently owned by the Vincent Brown Living Trust;

thence S 01° 08' 48" E along the west line of said Vincent Brown Living Trust parcel and the west line of a parcel of land currently owned by K. Hendricks, L. E., et al a distance of 1288.30 feet to a set MAG nail on the centerline of County Highway 4 marking the southwest corner of said Hendricks parcel, passing a set iron rod for reference 1258.30 feet;

thence S 88° 36' 25" W along said centerline a distance of 1190.67 feet to the **POINT OF BEGINNING**.

Containing in all 37.554 acres of land, more or less, of which 0.131 acre, more or less, is contained within Section 35, 37.423 acres, more or less, is contained in Section 36 and 0.820 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.

REFERENCE SURVEY VOL. D
PAGE 345 IN THE TAX MAP OFFICE

TRACT 2 37.554 AC.

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, 2008.

Prior Deed Reference -- Volume 146, Page 369.

08001-S

Tract 2

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5385

LEGAL DESCRIPTION OF A 40.000 ACRE PARCEL
FOR RICHARD WALTERS

Being a parcel of land situated in part of the Southwest Quarter of Section 36 and Southeast Quarter of Section 35, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said Section 35 and the Southwest Corner of Section 36 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 88° 38' 39" W along the centerline of County Highway 4 a distance of 141.94 feet to a set MAG nail;

thence N 00° 33' 00" W a distance of 233.80 feet to a set iron rod, passing a set iron rod for reference a distance of 30.00 feet;

thence N 13° 36' 28" E a distance of 137.15 feet to a set iron rod;

thence N 88° 55' 09" E a distance of 82.95 feet to a set iron rod;

thence N 00° 16' 32" W a distance of 47.39 feet to a set iron rod;

thence N 01° 36' 54" W a distance of 257.97 feet to a set iron rod;

thence N 87° 26' 42" E a distance of 56.94 feet to a set iron rod;

thence N 00° 49' 03" W a distance of 615.93 feet to a set iron rod;

thence N 88° 36' 25" E a distance of 1288.85 feet to a set iron rod on the west line of a parcel of land currently owned by the Vincent Brown Living Trust;

thence S 01° 08' 48" E along the west line of said Vincent Brown Living Trust parcel and the west line of a parcel of land currently owned by K. Hendricks, L. E., et al a distance of 1288.30 feet to a set MAG nail on the centerline of County Highway 4 marking the southwest corner of said Hendricks parcel, passing a set iron rod for reference 1258.30 feet;

thence S 88° 36' 25" W along said centerline a distance of 1326.31 feet to the **POINT OF BEGINNING**.

REFERENCE SURVEY VOL. D
AGE 365 IN THE TAX MAP OFFICE

TRACT 3 40.000 Ac

Containing in all 40.000 acres of land, more or less, of which 1.281 acres, more or less, is contained within Section 35, 38.719 acres, more or less, is contained in Section 36 and 1.011 acres, 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.

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Tract 3