

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

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LEGAL DESCRIPTION OF A 0.029 ACRE PARCEL  
FOR DALE WALTON

Being a parcel of land situated in part of the Northeast Quarter of Section 21, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the east line of said Section 16 and the centerline of County Highway 47;

thence on an assumed bearing of S 00° 07' 17" W along the east line of said Section 16 a distance of 1042.03 feet to a set iron rod, passing 2 found iron rods a distance of 20.00 feet and 919.93 feet respectively;

thence continuing S 00° 07' 17" W along the east line of said Section 16 and the east line of said Section 21 a distance of 510.87 feet to a found iron rod marking a corner of a parcel of land currently owned by Dale A. Walton, Trustee;

thence S 70° 07' 26" W along said Dale A. Walton, Trustee parcel a distance of 393.74 feet to a found iron rod marking corner of said parcel;

thence N 00° 07' 17" E along said Dale A. Walton, Trustee parcel a distance of 100.37 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence S 51° 09' 56" W a distance of 25.99 feet to a set iron rod;

thence N 38° 50' 04" W a distance of 32.26 feet to a set iron rod;

thence N 51° 09' 56" E a distance of 52.08 feet to a set iron rod on a line of said Dale A. Walton, Trustee parcel;

thence S 00° 07' 17" W along said line a distance of 41.49 feet to the **POINT OF BEGINNING**.

Containing in all 0.029 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. Kochler, P.S. #7457, in June, 2011.

Prior Deed Reference – OR Volume 140, Pages 739 and 757; OR Volume 174, Page 62.

11071-S

Tract 3



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**LEGAL DESCRIPTION OF A 1.326 ACRE EASEMENT  
FOR DALE WALTON**

Being an easement over and upon a parcel of land situated in part of the Southeast Quarter of Section 16 and the Northeast Quarter of Section 21, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the east line of said Section 16 and the centerline of County Highway 47;

thence on an assumed bearing of S 89° 39' 11" W along the centerline of County Highway 47 a distance of 341.00 feet to a set MAG nail marking a northeasterly corner of a 5.856 acre parcel of land illustrated as "Tract 2" on a survey performed by Victor B. Koehler in June, 2011 and being the **POINT OF BEGINNING**;

thence S 00° 32' 05" E along an easterly line of said Tract 2 a distance of 1042.00 feet to a set iron rod;

thence S 02° 14' 50" W a distance of 489.31 feet to a point;

thence S 51° 09' 56" W a distance of 77.34 feet to a point on the southwesterly line of a 0.029 acre parcel of land illustrated as "Tract 3" on a survey performed by Victor B. Koehler in June, 2011;

thence N 38° 50' 04" W along said line a distance of 5.00 feet to a set iron rod marking a corner of said Tract 3;

thence N 51° 09' 56" E along a northerly line of said Tract 3 a distance of 52.08 feet to a set iron rod on the westerly line of the aforementioned Tract 2;

thence N 00° 07' 17" E along the westerly line of said Tract 2 a distance of 582.73 feet to a found iron rod;

thence N 00° 32' 05" W along the westerly line of said Tract 2 a distance of 959.91 feet to a found MAG nail on the centerline of County Highway 47 marking a corner of said Tract 2;

thence N 89° 39' 11" E along said centerline a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.326 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 June, 2011.

11071-S

Easement

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**LEGAL DESCRIPTION OF A 1.326 ACRE EASEMENT  
FOR DALE WALTON**

Being an easement over and upon a parcel of land situated in part of the Southeast Quarter of Section 16 and the Northeast Quarter of Section 21, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the east line of said Section 16 and the centerline of County Highway 47;

thence on an assumed bearing of S 89° 39' 11" W along the centerline of County Highway 47 a distance of 341.00 feet to a set MAG nail marking a northeasterly corner of a 5.856 acre parcel of land illustrated as "Tract 2" on a survey performed by Victor B. Koehler in June, 2011 and being the **POINT OF BEGINNING**;

thence S 00° 32' 05" E along an easterly line of said Tract 2 a distance of 1042.00 feet to a set iron rod;

thence S 02° 14' 50" W a distance of 489.31 feet to a point;

thence S 51° 09' 56" W a distance of 77.34 feet to a point on the southwesterly line of a 0.029 acre parcel of land illustrated as "Tract 3" on a survey performed by Victor B. Koehler in June, 2011;

thence N 38° 50' 04" W along said line a distance of 5.00 feet to a set iron rod marking a corner of said Tract 3;

thence N 51° 09' 56" E along a northerly line of said Tract 3 a distance of 52.08 feet to a set iron rod on the westerly line of the aforementioned Tract 2;

thence N 00° 07' 17" E along the westerly line of said Tract 2 a distance of 582.73 feet to a found iron rod;

thence N 00° 32' 05" W along the westerly line of said Tract 2 a distance of 959.91 feet to a found MAG nail on the centerline of County Highway 47 marking a corner of said Tract 2;

thence N 89° 39' 11" E along said centerline a distance of 40.00 feet to the **POINT OF BEGINNING.**

Containing in all 1.326 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 June, 2011.

11071-S

Easement

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**LEGAL DESCRIPTION OF A 8.014 ACRE PARCEL  
FOR DALE WALTON**

Being a parcel of land situated in part of the Southeast Quarter of Section 16, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the east line of said Section 16 and the centerline of County Highway 47 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 07' 17" W along the east line of said Section 16 a distance of 1042.03 feet to a set iron rod, passing 2 found iron rods a distance of 20.00 feet and 919.93 feet respectively;

thence S 89° 39' 11" W a distance of 329.07 feet to a set iron rod;

thence N 00° 32' 05" W a distance of 1042.00 feet to a set MAG nail on the centerline of County Highway 47, passing a set iron rod a distance of 1022.00 feet;

thence N 89° 39' 11" E along said centerline a distance of 341.00 feet to the **POINT OF BEGINNING**.

Containing in all 8.014 acres of land, more or less, of which 0.157 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 June, 2011.

Prior Deed Reference – OR Volume 174, Page 64; OR Volume 140, Page 754.

11071-S

Tract 1

REFERENCE SURVEY VOL. D  
PAGE 458 IN THE TAX MAP OFFICE

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 5.856 ACRE PARCEL  
FOR DALE WALTON**

Being a parcel of land situated in part of the Southeast Quarter of Section 16 and the Northeast Quarter of Section 21, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the east line of said Section 16 and the centerline of County Highway 47;

thence on an assumed bearing of S 00° 07' 17" W along the east line of said Section 16 a distance of 1042.03 feet to a set iron rod being the **POINT OF BEGINNING**, passing 2 found iron rods a distance of 20.00 feet and 919.93 feet respectively;

thence continuing S 00° 07' 17" W along the east line of said Section 16 and an extension thereof a distance of 510.87 feet to a found iron rod marking a corner of a parcel of land currently owned by Dale A. Walton, Trustee;

thence S 70° 07' 26" W along said Dale A. Walton, Trustee parcel a distance of 393.74 feet to a found iron rod marking corner of said parcel;

thence N 00° 07' 17" E along said Dale A. Walton, Trustee parcel a distance of 724.60 feet to a found iron rod, passing 2 set iron rods a distance of 100.37 feet and 141.86 feet respectively;

thence N 00° 32' 05" W along said Dale A. Walton, Trustee parcel along the east line of a parcel of land currently owned by The Mennel Milling Company a distance of 959.91 feet to a found MAG nail on the centerline of County Highway 47 marking a corner of said Mennel Milling parcel, passing a found iron rod for reference a distance of 939.91 feet;

thence N 89° 39' 11" E along said centerline a distance of 40.00 feet to a set MAG nail;

thence S 00° 32' 05" E a distance of 1042.00 feet to a set iron rod, passing a set iron rod for reference a distance of 20.00 feet;

thence N 89° 39' 11" E a distance of 329.07 feet to the **POINT OF BEGINNING**.

Containing in all 5.856 acres of land, more or less, of which 0.018 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 June, 2011.

Prior Deed Reference – OR Volume 174, Page 64; OR Volume 140, Page 754.

11071-S

Tract 2