

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

**LEGAL DESCRIPTION OF A 22.286 ACRE PARCEL
FOR JAMES AND JACQUELINE WALTER**

Being a parcel of land situated in part of the Southeast Quarter of Section 28, and the Northeast Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the East Quarter Post of said Section 33;

thence on an assumed bearing of N 00° 14' 59" E along the east line of said Section 33 a distance of 1254.56 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by C. A. Huffman, Trustee and being the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 35.00 feet;

thence S 89° 55' 34" W along the north line of said Huffman parcel a distance of 665.09 feet to a set iron rod on the east line of a parcel of land currently owned by Myers Properties LLC;

thence N 00° 06' 55" E along said line and the east line of a parcel of land currently owned by W. Knapp, et ux, a distance of 1362.63 feet to a set MAG nail on Wyandot Avenue marking the northeast corner of said Knapp parcel, passing a set iron rod for reference a distance of 1315.44 feet;

thence N 72° 35' 32" E along said centerline a distance of 656.86 feet to a found nail marking the northwest corner of a parcel of land currently owned by Harrison Properties, Inc.;

thence S 03° 59' 48" E along the west line of said Harrison Properties, Inc. parcel a distance of 210.60 feet to a found iron rod marking the southwest corner of said parcel, passing a found iron rod for reference a distance of 79.62 feet;

thence N 81° 41' 35" E along the south line of said Harrison Properties, Inc. parcel a distance of 27.06 feet to a set iron rod on the east line of said Section 33, passing a found iron rod a distance of 9.76 feet;

thence S 00° 14' 59" W along said section line a distance of 1352.12 feet to the **POINT OF BEGINNING**.

Containing in all 22.286 acres of land, more or less, of which 0.831 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, 2011.

Prior Deed Reference – Volume 141, Page 77; Volume 172, Page 684.

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