

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

**LEGAL DESCRIPTION OF A 3.908 ACRE PARCEL
FOR P. WALTER**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the North Quarter Post of said Section 33, referenced by a found iron rod situated N 00° 42' 16" E a distance of 30.00 feet;

thence on an assumed bearing of N 89° 22' 28" W along the centerline of County Highway 330 a distance of 377.31 feet to a set MAG nail marking the intersection of the centerline of Township Highway 79, referenced by a found ODOT monument situated N 07° 47' 00" W a distance of 46.00 feet;

thence S 36° 59' 12" W along the centerline of Township Highway 79 a distance of 732.85 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 53° 41' 27" W a distance of 20.00 feet;

thence S 36° 59' 12" W a distance of 93.30 feet to a point on the north line of a parcel of land currently owned by the Board Of County Commissioners for Wyandot County, referenced by a found ODOT monument situated N 76° 13' 23" W a distance of 0.40 feet;

thence N 53° 01' 29" W along said Board of County Commissioners parcel a distance of 39.83 feet to a found iron rod marking a corner of said parcel;

thence S 33° 51' 35" W along said Board of County Commissioners parcel a distance of 368.00 feet to a found iron rod;

thence S 36° 58' 31" W along said Board of County Commissioners parcel a distance of 83.66 feet to a found iron rod marking a corner of said parcel;

thence S 53° 01' 29" E along said Board of County Commissioners parcel a distance of 19.74 feet to a set iron rod on the original centerline of Township Highway 79;

REFERENCE SURVEY VOL. 541 IN THE TAX MAP OFFICE

TRACT 2

3.908 AC

thence S 36° 59' 12" W along the original centerline of Township Highway 79 to a distance of 118.64 feet to a set iron rod marking a corner of a parcel of land currently owned by K. Wall, et al;

thence N 53° 50' 33" W along said Wall parcel a distance of 280.01 feet to a set iron rod on the east line of a former railroad currently owned by Midwest Investments, passing a found iron pipe for reference a distance of 36.00 feet;

thence N 37° 44' 42" E along said former railroad a distance of 663.96 feet to a set iron rod;

thence S 53° 41' 27" E a distance of 271.21 feet to the **POINT OF BEGINNING**.

Containing in all 3.908 acres of land, more or less, of which 0.097 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 July, 2014.

Prior Deed Reference – Volume 182, Page 680; Volume 182, Page 684.

14088-S
Tract 2

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Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the North Quarter Post of said Section 33, referenced by a found iron rod situated N 00° 42' 16" E a distance of 30.00 feet;

thence on an assumed bearing of N 89° 22' 28" W along the centerline of County Highway 330 a distance of 377.31 feet to a set MAG nail marking the intersection of the centerline of Township Highway 79 and being the **POINT OF BEGINNING** referenced by a found ODOT monument situated N 07° 47' 00" W a distance of 46.00 feet;

thence S 36° 59' 12" W along the centerline of Township Highway 79 a distance of 732.85 feet to a set MAG nail;

thence N 53° 41' 27" W a distance of 271.21 feet to a set iron rod on the east line of a former railroad currently owned by Midwest Investments, passing a set iron rod for reference a distance of 20.00 feet;

thence N 37° 44' 42" E along said former railroad a distance of 542.10 feet to a set MAG nail on the centerline of County Highway 330, referenced by a found ODOT monument situated S 37° 53' 06" W a distance of 81.88 feet;

thence S 89° 19' 19" E along said centerline a distance of 327.63 feet to the **POINT OF BEGINNING**.

Containing in all 3.908 acres of land, more or less, of which 0.642 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.

REFERENCE SURVEY VOL. 1
PAGE 54 IN THE TAX MAP OFFICE

TRACT 1

3.908 AC

All set iron rods are 5/8" diameter with personalized plastic caps.

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Tract 1