

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

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**LEGAL DESCRIPTION OF A 0.796 ACRE PARCEL  
FOR B. F. WALTON & SONS INC,**

Being a parcel of land situated in part of the Southeast Quarter of Section 3, 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-west half section line of said Section 3 and the centerline of State Highway 67, referenced by a found iron rod situated N 89° 50' 34" E a distance of 37.99 feet;

thence on an assumed bearing of S 37° 40' 49" W along the centerline of said State Highway 67 a distance of 309.30 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 55° 23' 27" E on a line a distance of 267.92 feet to a set iron rod, passing a set iron rod a distance of 30.04 feet;

thence S 34° 36' 33" W on a line a distance of 14.00 feet to a set iron rod;

thence S 13° 58' 57" E on a line a distance of 21.32 feet to a set iron rod;

thence S 53° 19' 10" E on a line a distance of 190.11 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by LNL Farms LLC;

thence S 07° 07' 27" W along said LNL Farms LLC parcel a distance of 30.20 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by J. & A. Fredritz;

thence N 60° 47' 10" W along said J. & A. Fredritz parcel a distance of 495.85 feet to a set MAG nail marking the centerline of said State Highway 67, passing two found iron pipes at distances of 249.16 feet and 468.37 feet, respectively;

thence N 37° 40' 49" E along the centerline of said State Highway 67 a distance of 108.54 feet to the **POINT OF BEGINNING**.

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Containing in all 0.796 acres of land, more or less, of which 0.074 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 May 2025.

Prior Deed References – DV 192, Page 741

25045-S      Adjoinder only tract



PT: 1 N: 0.0000 E: 0.0000  
S55°23'27"E DIST: 267.92  
PT: 2 N: -152.1720 E: 220.5104  
S34°36'33"W DIST: 14.00  
PT: 3 N: -163.6946 E: 212.5587  
S13°58'57"E DIST: 21.32  
PT: 4 N: -184.3829 E: 217.7102  
S53°19'10"E DIST: 190.11  
PT: 5 N: -297.9457 E: 370.1743  
S7°07'27"W DIST: 30.20  
PT: 6 N: -327.9125 E: 366.4289  
N60°47'10"W DIST: 495.85  
PT: 7 N: -85.9024 E: -66.3509  
N37°40'49"E DIST: 108.54  
PT: 8 N: -0.0002 E: -0.0053

CLOSING BEARING/DISTANCE: N88°22'58"E DIST: 0.0053

MISCLOSURE: N: -0.0002 E: -0.0053

AREA: 0.796 ACRES

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