

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

**LEGAL DESCRIPTION OF A 0.583 ACRE PARCEL
FOR ROBERT & JOYCE WALTER**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-2-S R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 15 and the intersection of the centerlines of Township Highway 81 and County Highway 47;

thence on an assumed bearing of S 89° 41' 28" E along the south line of said Section 15 and the centerline of said County Highway 47 a distance of 685.67 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by B. & J. Huston, Trustees;

thence N 00° 50' 38" E along said B. & J. Huston, Trustees parcel a distance of 301.17 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 30.00 feet;

thence continuing N 00° 50' 38" E along said B. & J. Huston, Trustees parcel a distance of 200.00 feet to a found MAG nail marking the centerline of Township Highway 46, passing a found iron rod a distance of 167.28 feet;

thence S 65° 39' 32" E along said Township Highway 46 a distance of 192.31 feet to a set MAG nail;

thence S 20° 12' 03" W on a line a distance of 123.31 feet to set iron rod, passing a set iron rod a distance of 30.08 feet;

thence S 87° 53' 33" W on a line a distance of 135.67 feet to the **POINT OF BEGINNING**.

Containing in all 0.583 acres of land, more or less, of which 0.129 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 September 2024.

Prior Deed References – OR 250, Page 614

23079-S



PT: 1 N: 0.0000 E: 0.0000
N0°50'38"E DIST: 200.00
PT: 2 N: 199.9783 E: 2.9456
S65°39'32"E DIST: 192.31
PT: 3 N: 120.7142 E: 178.1608
S20°12'03"W DIST: 123.31
PT: 4 N: 4.9893 E: 135.5804
S87°53'33"W DIST: 135.67
PT: 5 N: 0.0001 E: 0.0021

CLOSING BEARING/DISTANCE: S87°42'38"W DIST: 0.0021

MISCLOSURE: N: 0.0001 E: 0.0021

AREA: 0.583 ACRES



REFERENCE SURVEY VOL. B
PAGE 29v IN THE TAX MAP OFFICE
2024