

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.330 ACRE PARCEL
FOR DARREL WALTON & KEN RIFE**

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

Commencing at a found monument box marking the north quarter post of said Section 28;

thence on an assumed bearing of S 89° 52' 45" E along the north line of said Section 28 and the centerline of Township Highway 51 a distance of 1322.92 feet to a found MAG nail marking the west line of the east half of the northeast quarter of said Section 28;

thence S 00° 05' 13" E along the west line of the east half of the northeast quarter of said Section 28 a distance of 1326.24 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by D. Walton, Trustee and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 20.00 feet;

thence continuing S 00° 05' 13" E along the west line of the east half of the northeast quarter of said Section 28 a distance of 175.06 feet to a set iron rod marking the northerly right-of-way line of U.S. Route 23;

thence N 43° 10' 57" W along the northerly right-of-way line of said U.S. Route 23 a distance of 240.32 feet to a found iron rod marking a corner of said D. Walton Trustee parcel;

thence S 89° 56' 23" E along said D. Walton Trustee parcel a distance of 164.19 feet to the **POINT OF BEGINNING**.

Containing in all 0.330 acres of land, more or less. 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 2023.

Prior Deed References – OR 221, Page 365

23065-S Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S0°05'13"E DIST: 175.06
PT: 2 N: -175.0598 E: 0.2656
N43°10'57"W DIST: 240.32
PT: 3 N: 0.1762 E: -164.1912
S89°56'23"E DIST: 164.19
PT: 4 N: 0.0034 E: -0.0013

CLOSING BEARING/DISTANCE: S20°30'22"E DIST: 0.0037

MISCLOSURE: N: 0.0034 E: -0.0013

AREA: 0.330 ACRES



REFERENCE SURVEY VOL. C
PAGE 1072 IN THE TAX MAP OFFICE
"2023"