

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

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**LEGAL DESCRIPTION OF A 0.150 ACRE PARCEL  
FOR THE ESTATE OF FRANK WALTON**

Being a parcel of land situated in part of the Southeast Quarter of Section 4, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southeast corner of said Section 4;

thence on an assumed bearing of N 90° 00' 00" W along the south line of Section 4 a distance of 590.50 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by L. W. Ross, Jr. and being the **POINT OF BEGINNING**, referenced by a found iron pipe situated N 00° 14' 21" W a distance of 23.07 feet;

thence continuing N 90° 00' 00" W along said line a distance of 10.00 feet to a set MAG nail;

thence N 00° 14' 21" W a distance of 230.97 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 89° 48' 50" E a distance of 218.85 feet to a set iron rod;

thence S 00° 14' 21" E a distance of 20.29 feet to a found iron pipe marking the northeast corner of said Ross parcel;

thence S 89° 53' 44" W along the north line of said Ross parcel a distance of 208.85 feet to a found iron pipe marking the northwest corner of said Ross parcel;

thence S 00° 14' 21" E along the west line of said Ross parcel a distance of 211.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.150 acre of land, more or less, of which 0.005 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 November, 2005.

Prior Deed Reference – Volume 109, Page 149.  
05149-S TRACT 5

REFERENCE SURVEY VOL D  
PAGE 283 IN THE TAX MAP OFFICE

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

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**LEGAL DESCRIPTION OF A 328.637 ACRE PARCEL**  
**FOR THE ESTATE OF FRANK WALTON**

Being a parcel of land situated in part of the Southeast, Southwest, Northwest and Northeast Quarters of Section 4 and the Northwest Quarter of Section 3, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southeast corner of said Section 4 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 90° 00' 00" W along the south line of Section 4 a distance of 381.65 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by L. Ross;

thence N 00° 14' 21" W along the east line of said Ross parcel a distance of 231.68 feet to a set iron rod, passing a found iron pipe a distance of 211.39 feet;

thence S 89° 48' 50" W a distance of 218.85 feet to a set iron rod;

thence S 00° 14' 21" E a distance of 230.97 feet to a set MAG nail on the south line of Section 4, passing a set iron rod a distance of 210.97 feet;

thence N 90° 00' 00" W along said line a distance of 2729.71 feet to a found MAG nail marking the southeast corner of a parcel of land currently owned by D. Walton;

thence N 00° 13' 11" W along the east line of said D. Walton parcel a distance of 3826.14 feet to a found iron rod on the south line of a parcel of land currently owned by Bils, marking the northeast corner of said D. Walton;

thence S 89° 59' 05" E along the south line of said Bils parcel a distance of 1204.20 feet to a set iron rod marking the southeast corner of said Bils parcel;

thence N 00° 16' 54" W along the east line of said Bils parcel a distance of 994.91 feet to a found iron pipe marking the southwest corner of a parcel of land currently owned by A. Walton;

thence S 70° 36' 06" E along a southerly line of said A. Walton parcel a distance of 319.06 feet to a found iron pipe marking a corner of said A. Walton parcel;

thence N 40° 08' 31" E along a line of said A. Walton parcel a distance of 335.16 feet to a point on the centerline of the Sandusky River, passing a found iron rod a distance of 288.27 feet;

thence S 37° 59' 03" E along the centerline of the Sandusky River a distance of 98.50 feet to a point, referenced by a found iron pipe situated N 65° 17' 42" W a distance of 100.00 feet;

thence S 65° 17' 42" E along the centerline of the Sandusky River a distance of 802.11 feet to a point, referenced by a set iron rod situated S 28° 12' 01" W a distance of 55.00 feet;

thence S 72° 05' 25" E along the centerline of the Sandusky River a distance of 634.87 feet to a point, referenced by a set iron rod situated S 17° 20' 19" W a distance of 60.00 feet;

thence S 87° 26' 46" E along the centerline of the Sandusky River a distance of 294.46 feet to a point;

thence S 00° 23' 48" E a distance of 809.94 feet to a set iron rod on the centerline of Township Highway 37, passing a set iron rod a distance of 96.28 feet;

thence N 53° 13' 00" W along the centerline of Township Highway 37 a distance of 146.34 feet to a set MAG nail;

thence S 36° 47' 00" W a distance of 490.24 feet to a point on or near the centerline of a creek, passing 2 set iron rods a distance of 25.00 feet and 475.24 feet respectively;

thence S 61° 30' 13" E on or near the centerline of said creek a distance of 67.83 feet to a point, referenced by a set iron rod situated S 01° 46' 19" E a distance of 31.44 feet;

thence S 20° 55' 35" W on or near the centerline of said creek a distance of 42.89 feet to a point, referenced by a set iron rod situated N 62° 04' 02" E a distance of 18.44 feet;

thence S 65° 25' 11" E on or near the centerline of said creek a distance of 16.24 feet to a point, referenced by a set iron rod situated N 05° 39' 55" E a distance of 15.47 feet;

thence N 73° 07' 46" E on or near the centerline of said creek a distance of 24.70 feet to a point, referenced by a set iron rod situated N 69° 37' 10" W a distance of 23.60 feet;

thence S 56° 21' 17" E on or near the centerline of said creek a distance of 30.25 feet to a point, referenced by a set iron rod situated N 19° 07' 50" E a distance of 10.51 feet;

thence N 80° 19' 54" E on or near the centerline of said creek a distance of 24.20 feet to a point, referenced by a set iron rod situated N 73° 58' 50" W a distance of 21.24 feet;

thence S 51° 17' 39" E on or near the centerline of said creek a distance of 39.99 feet to a set iron rod;

thence S 45° 28' 07" W on or near the centerline of said creek a distance of 85.38 feet to a set iron rod;

thence S 35° 49' 35" E on or near the centerline of said creek a distance of 50.08 feet to a set iron rod;

thence S 17° 18' 05" W on or near the centerline of said creek a distance of 77.97 feet to a set iron rod;

thence S 63° 50' 16" E on or near the centerline of said creek a distance of 61.19 feet to a set iron rod;

thence N 84° 27' 15" E on or near the centerline of said creek a distance of 84.05 feet to a set iron rod;

thence S 48° 19' 54" E on or near the centerline of said creek a distance of 106.47 feet to a set iron rod on the east line of said Section 4, passing a set iron rod a distance of 91.45 feet;

thence S 00° 23' 48" E along said section line a distance of 2860.56 feet to the **POINT OF BEGINNING**.

Containing in all 328.637 acres of land, more or less, of which 3.931 acres, more or less, are 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 November, 2005.

Prior Deed Reference – Volume 128, Page 500, Volume 109, Page 149.

05149-S

**TRACT 1**

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

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**LEGAL DESCRIPTION OF A 250.763 ACRE PARCEL**  
**FOR THE ESTATE OF FRANK WALTON**

Being a parcel of land situated in part of the Southeast, Southwest, Northwest and Northeast Quarters of Section 3 and the Northeast Quarter of Section 4, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southwest corner of said Section 3 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 23' 48" W along the west line of said Section 3 a distance of 2860.56 feet to a set iron rod;

thence N 48° 19' 54" W a distance of 106.47 feet to a set iron rod on or near the centerline of a creek, passing a set iron rod a distance of 15.02 feet;

thence S 84° 27' 15" W on or near the centerline of said creek a distance of 84.05 feet to a set iron rod;

thence N 63° 50' 16" W on or near the centerline of said creek a distance of 61.19 feet to a set iron rod;

thence N 17° 18' 05" E on or near the centerline of said creek a distance of 77.97 feet to a set iron rod;

thence N 35° 49' 35" W on or near the centerline of said creek a distance of 50.08 feet to a set iron rod;

thence N 45° 28' 07" E on or near the centerline of said creek a distance of 85.38 feet to a set iron rod;

thence N 51° 17' 39" W on or near the centerline of said creek a distance of 39.99 feet to a point, referenced by a set iron rod situated N 73° 58' 50" W a distance of 21.24 feet;

thence S 80° 19' 54" W on or near the centerline of said creek a distance of 24.20 feet to a point, referenced by a set iron rod situated N 19° 07' 50" E a distance of 10.51 feet;

thence N 56° 21' 17" W on or near the centerline of said creek a distance of 30.25 feet to a point, referenced by a set iron rod situated N 69° 37' 10" W a distance of 23.60 feet;

thence S 73° 07' 46" W on or near the centerline of said creek a distance of 24.72 feet to a point, referenced by a set iron rod situated N 05° 39' 55" E a distance of 15.47 feet;

thence N 65° 25' 11" W on or near the centerline of said creek a distance of 16.24 feet to a point, referenced by a set iron rod situated N 62° 04' 02" E a distance of 18.44 feet;

thence N 20° 55' 35" E on or near the centerline of said creek a distance of 42.89 feet to a point, referenced by a set iron rod situated S 01° 46' 19" E a distance of 31.44 feet;

thence N 61° 30' 13" W on or near the centerline of said creek a distance of 67.83 feet to a point;

thence N 36° 47' 00" E a distance of 490.24 feet to a set MAG nail on the centerline of Township Highway 37, passing 2 set iron rods a distance of 15.00 feet and 465.24 feet respectively;

thence S 53° 13' 00" E along the centerline of Township Highway 37 a distance of 146.34 feet to a set iron rod;

thence N 00° 23' 48" W a distance of 809.94 feet to a point on the centerline of the Sandusky River, passing a set iron rod a distance of 713.66 feet;

thence S 87° 26' 46" E along the centerline of the Sandusky River a distance of 408.08 feet to a point, referenced by a found iron pipe situated S 04° 03' 56" E a distance of 50.00 feet;

thence S 74° 39' 26" E along the centerline of the Sandusky River a distance of 774.56 feet to a point, referenced by a set iron rod situated S 26° 22' 23" W a distance of 60.00 feet;

thence N 86° 58' 50" E along the centerline of the Sandusky River a distance of 229.13 feet to a point, referenced by a set iron rod situated S 22° 01' 08" E a distance of 50.00 feet;

thence N 48° 26' 28" E along the centerline of the Sandusky River a distance of 412.63 feet to a point, referenced by a set iron rod situated S 42° 20' 59" E a distance of 45.00 feet;

thence N 73° 05' 21" E along the centerline of the Sandusky River a distance of 360.06 feet to a point, referenced by a set iron rod situated S 18° 18' 55" E a distance of 50.00 feet;

thence S 86° 54' 26" E along the centerline of the Sandusky River a distance of 634.75 feet to a point, referenced by a set iron rod situated S 03° 01' 08" W a distance of 60.00 feet;

thence N 88° 12' 28" E along the centerline of the Sandusky River a distance of 360.61 feet to a point, referenced by a set iron rod situated S 01° 01' 00" W a distance of 55.00 feet;

thence N 75° 49' 50" E along the centerline of the Sandusky River a distance of 193.64 feet to a point, referenced by a set iron rod situated S 38° 37' 00" E a distance of 70.00 feet;

thence S 87° 02' 23" E along the centerline of the Sandusky River a distance of 131.65 feet to a point, referenced by a set iron rod situated S 61° 23' 00" W a distance of 100.00 feet;

thence S 34° 02' 40" E along the centerline of the Sandusky River a distance of 177.50 feet to a point, referenced by a set iron rod situated S 79° 39' 06" W a distance of 50.00 feet;

thence S 06° 40' 52" W along the centerline of the Sandusky River a distance of 218.80 feet to a point, referenced by a set iron rod situated N 63° 18' 01" W a distance of 65.00 feet;

thence S 34° 46' 05" W along the centerline of the Sandusky River a distance of 295.43 feet to a point, referenced by a set iron rod situated N 46° 50' 13" W a distance of 55.00 feet;

thence S 41° 56' 29" W along the centerline of the Sandusky River a distance of 831.01 feet to a point, referenced by a set iron rod situated N 56° 35' 20" W a distance of 90.00 feet;

thence S 32° 37' 02" W along the centerline of the Sandusky River a distance of 861.13 feet to a point, referenced by a set iron rod situated N 34° 51' 41" W a distance of 100.00 feet;

thence S 07° 13' 01" W along the centerline of the Sandusky River a distance of 376.67 feet to a point, referenced by a set iron rod situated N 78° 33' 53" W a distance of 100.00 feet;

thence S 20° 02' 34" E along the centerline of the Sandusky River a distance of 334.63 feet to a point, referenced by a set iron rod situated S 65° 35' 02" W a distance of 50.00 feet;

thence S 32° 54' 30" E along the centerline of the Sandusky River a distance of 243.72 feet to a point, referenced by a set iron rod situated S 57° 13' 01" W a distance of 50.00 feet;

thence S 71° 14' 40" E a distance of 242.26 feet to a set iron rod on the north bank of the current channel of the Sandusky River;

thence S 55° 50' 52" E along the north bank of the current channel of the Sandusky River a distance of 225.88 feet to a set iron rod;

thence S 56° 45' 03" E along the north bank of the current channel of the Sandusky River a distance of 200.76 feet to a set iron rod;

thence S 58° 37' 03" E along the north bank of the current channel of the Sandusky River a distance of 264.01 feet to a set iron rod;

thence S 58° 51' 03" E along the north bank of the current channel of the Sandusky River a distance of 322.05 feet to a set drill hole in concrete on the centerline of State Route 67;

thence S 36° 10' 14" W along said centerline a distance of 902.24 feet to a set MAG nail, referenced by a set iron rod situated N 53° 49' 46" W a distance of 40.00 feet;

thence along said centerline an arc distance of 165.99 feet along a curve to the left having a radius of 42,971.85 feet, a chord of 165.99 feet and a chord bearing of S 36° 16' 52" W to a set MAG nail marking a corner of a parcel of land currently owned by the Smithville E. U. B. Church and Cemetery;

thence N 42° 41' 09" W along a line of said Smithville E. U. B. Church parcel a distance of 283.60 feet to a found iron pipe marking the most northerly corner of said parcel, passing a set iron rod a distance of 40.74 feet;

thence S 47° 18' 51" W along a line of said Smithville E. U. B. Church parcel a distance of 136.06 feet to a set iron rod on the east line of the SE ¼, SW ¼ of Section 3;

thence N 00° 22' 27" W along said line a distance of 1004.61 feet to a set iron rod marking the northeast corner of the SE ¼, SW ¼ of Section 3;

thence S 89° 48' 53" W along the north line of the SE ¼, SW ¼ a distance of 1329.82 feet to a set iron rod marking the northwest corner of the SE ¼, SW ¼;

thence S 00° 23' 07" E along the west line of the SE ¼, SW ¼ a distance of 1322.58 feet to a set MAG nail on the south line of Section 3, referenced by a set iron rod situated N 46° 00' 01" E a distance of 28.89 feet;

thence S 89° 48' 19" W along said line a distance of 1329.57 feet to the **POINT OF BEGINNING**.

Containing in all 250.763 acres of land, more or less, of which 6.810 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 November, 2005.

Prior Deed Reference – Volume 109, Page 149.

05149-S

**TRACT 2**

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

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**LEGAL DESCRIPTION OF A 39.100 ACRE PARCEL  
FOR THE ESTATE OF FRANK WALTON**

Being a parcel of land situated in part of the Southwest Quarter of Section 3, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southwest corner of said Section 3;

thence on an assumed bearing of N 89° 48' 19" E along the south line of Section 3 a distance of 1329.57 feet to a set MAG nail marking the southwest corner of the SE ¼, SW ¼ of said Section and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 46° 00' 01" E a distance of 28.89 feet;

thence N 00° 23' 07" W along the west line of the SE ¼, SW ¼ a distance of 1322.58 feet to a set iron rod marking the northwest corner of the SE ¼, SW ¼ ;

thence N 89° 48' 53" E along the north line of the SE ¼, SW ¼ a distance of 1329.82 feet to a set iron rod marking the northeast corner of the SE ¼, SW ¼ ;

thence S 00° 22' 27" E along the east line of the SE ¼, SW ¼ a distance of 1004.61 feet to a set iron rod on a line of a parcel of land currently owned by the Smithville E. U. B. Church and Cemetery;

thence S 47° 18' 51" W along a line of said Smithville E. U. B. Church and Cemetery parcel a distance of 470.41 feet to a set iron rod on the south line of Section 3, passing a found iron rod a distance of 427.38 feet and a set iron rod a distance of 440.80 feet;

thence S 89° 48' 19" W along said line a distance of 981.70 feet to the **POINT OF BEGINNING**.

Containing in all 39.100 acres of land, more or less, of which 0.451 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 November, 2005.

**KOEHLER SURVEYING, INC.**  
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**LEGAL DESCRIPTION OF A 0.780 ACRE PARCEL**  
**FOR THE ESTATE OF FRANK WALTON**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of Section 33, T-1-S, R-14-E;

thence on an assumed bearing of S 89° 34' 43" W along the south line of said Section 33 (north line of said Section 4) a distance of 2052.00 feet to a point on the centerline of the Sandusky River and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 89° 34' 43" W a distance of 56.70 feet;

thence S 37° 59' 03" E along the centerline of the Sandusky River a distance of 573.50 feet to a point;

thence S 40° 08' 31" W a distance of 36.89 feet to a point marking a corner of a parcel of land currently owned by A. Walton, referenced by a found iron pipe situated S 40° 08' 31" W a distance of 10.00 feet;

thence N 41° 41' 03" W along a line of said A. Walton parcel a distance of 642.06 feet to a point on the north line of said Section 4;

thence N 89° 34' 43" E along said section line a distance of 97.81 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 41.11 feet.

Containing in all 0.780 acres of land, more or less, 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 November, 2005.

Prior Deed Reference – Volume 109, Page 149.

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**TRACT 4**

REFERENCE SURVEY VOL. D  
PAGE 283 IN THE TAX MAP OFFICE