

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

LEGAL DESCRIPTION OF A 26.366 ACRE PARCEL
FOR J. WARREN WALTON

Being a parcel of land situated in part of the Southeast Quarter of Section 21, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument marking the South Quarter Post of said Section 21;

thence on an assumed bearing of S 89° 52' 45" E along the centerline of Township Highway 51 (south line of said Section 21) a distance of 97.53 feet to a set MAG nail limited access right-of-way line of U. S. Route 23 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 06° 55' 08" E a distance of 20.15 feet;

thence N 06° 55' 08" W along said line a distance of 210.35 feet to a set iron rod;

thence N 03° 07' 23" W along said line a distance of 455.91 feet to a set iron rod;

thence N 89° 19' 32" W along said line a distance of 40.00 feet to a set MAG nail, referenced by the last mentioned set iron rod;

thence N 00° 40' 28" E along said line a distance of 61.71 feet to a set MAG nail referenced by a set iron rod situated S 32° 16' 31" E a distance of 73.54 feet;

thence S 89° 51' 37" W along said line a distance of 7.54 feet to a found MAG nail on the centerline of Township Highway 121, referenced by a set iron rod situated S 36° 58' 45" E a distance of 77.81 feet;

thence N 00° 02' 34" E along said centerline a distance of 376.50 feet to a point on the centerline of the Sandusky River, referenced by a set iron rod situated S 22° 13' 40" E a distance of 99.86 feet;

thence N 81° 40' 37" E along the centerline of the Sandusky River a distance of 465.79 feet to a point, referenced by a set iron rod situated S 13° 04' 30" E a distance of 60.00 feet;

thence N 86° 07' 29" E along the centerline of the Sandusky River a distance of 564.57 feet to point marking the northwest corner of a parcel of land currently owned by The Wildwood Chapel, Inc.;

thence S 00° 05' 52" W along the west line of said Wildwood Chapel parcel a distance of 1210.24 feet to a set MAG nail on the centerline of Township Highway 51 (south line Section 21), passing 2 set iron rods a distance of 95.00 feet and 1190.24 feet respectively;

thence N 89° 52' 45" W along the centerline of Township Highway 51 (south line Section 21) a distance of 925.39 feet to the **POINT OF BEGINNING**.

Containing in all 26.366 acres of land, more or less, of which 0.425 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, 2004.

Prior Deed Reference – Volume 192, Page 732; Volume 123, Page 520.

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Tract 2

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 23.516 ACRE PARCEL
FOR J. WARREN WALTON**

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 marking the North Quarter Post of said Section 28;

thence on an assumed bearing of S 89° 52' 45" E along the centerline of Township Highway 51 (north line of said Section 28) a distance of 97.53 feet to a set MAG nail on the limited access right-of-way line of U. S. Route 23 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 06° 55' 08" E a distance of 20.15 feet;

thence S 89° 52' 45" E along said centerline a distance of 1225.39 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by I. S. F., Inc., passing a set MAG nail a distance of 925.39 feet;

thence S 00° 05' 13" E along the west line of said I. S. F., Inc. parcel a distance of 1326.24 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by J. A. Schindler, et ux, passing a set iron rod a distance of 20.00 feet;

thence N 89° 56' 23" W along the north line of said Schindler parcel a distance of 164.19 feet to a set iron rod on the limited access right-of-way line of U. S. Route 23;

thence N 43° 10' 57" W along said line a distance of 1536.74 feet to a set iron rod;

thence N 02° 47' 06" W along said line a distance of 188.31 feet to a set iron rod;

thence N 06° 55' 08" W along said line a distance of 20.15 feet to the **POINT OF BEGINNING**.

Containing in all 23.516 acres of land, more or less, of which 0.563 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, 2004.

Prior Deed Reference – Volume 192, Page 732; Volume 123, Page 520.

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Tract 3

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 5.922 ACRE PARCEL
FOR J. WARREN WALTON**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument marking the South Quarter Post of said Section 21; thence on an assumed bearing of S 89° 22' 51" W along the south line of said Section 21 a distance of 85.52 feet to a set iron rod on the easterly limited access right-of-way line of U. S. Route 23 and being the **POINT OF BEGINNING**;

thence N 43° 10' 57" W along said line a distance of 838.82 feet to a set iron rod marking a corner of a parcel of land currently owned by E. Ferguson, et vir;

thence N 00° 02' 34" E along a line of said Ferguson parcel a distance of 113.67 feet to a set iron rod marking a corner of said parcel;

thence N 89° 51' 37" E along a line of said Ferguson parcel a distance of 607.53 feet to a set iron rod on the limited access right-of-way of U. S. Route 23;

thence S 00° 40' 28" W along said line a distance of 363.03 feet to a set iron rod;

thence S 04° 36' 24" W along said line a distance of 364.97 feet to the **POINT OF BEGINNING**.

Containing in all 5.922 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, 2004.

Prior Deed Reference – Volume 192, Page 732; Volume 123, Page 520; Volume 152, Page 48

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Tract 1

REFERENCE SURVEY VOL. D
PAGE 326 IN THE TAX MAP OFFICE