

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

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**LEGAL DESCRIPTION OF A 19.628 ACRE PARCEL  
FOR BRAD WALTON**

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 iron rod marking the East Quarter Post of said Section 3 and  
being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 21' 27" E along the east line of said Section 3 a  
distance of 1321.89 feet to a found iron rod on the south line of the northeast quarter of  
said southeast quarter;

thence S 89° 48' 59" W along said line a distance of 671.07 feet to a set iron rod;

thence N 07° 07' 27" E a distance of 782.72 feet to a found pipe, marking a northeasterly  
corner of a parcel of land currently owned by B. F. Walton & Sons, Inc., passing a found  
iron pipe a distance of 267.88 feet and a found iron rod a distance of 399.76 feet;

thence N 67° 03' 23" W along the north line of said B. F. Walton & Son, Inc. parcel a  
distance of 305.81 feet to a found MAG nail on the current centerline of State Route 67  
marking the northwesterly corner of said parcel, passing a found iron pipe a distance of  
270.37 feet;

thence N 37° 40' 49" E along said centerline a distance of 41.15 feet to a found MAG  
nail marking the southwesterly corner of a parcel of land currently owned by S. & K.  
Dyer, referenced by the next mentioned found iron rod;

thence N 86° 17' 27" E along the south line of said Dyer parcel a distance of 66.00 feet to  
a found iron rod marking the southeast corner of said parcel;

thence N 00° 32' 05" E along the east line of said Dyer parcel a distance of 82.00 feet to  
a found MAG nail on the current centerline of State Route 67 marking the northerly  
corner of said parcel, referenced by the last mentioned found iron rod;

thence N 37° 40' 49" E along said centerline a distance of 389.00 feet to a found MAG  
nail on the east-west half section line of said Section 3;

thence N 89° 50' 34" E along said half section line a distance of 517.81 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 37.99 feet.

Containing in all 19.628 acres of land, more or less, of which 0.325 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 August, 2013.

Prior Deed Reference – OR Volume 184, Page 94.

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Tract 2



**KOEHLER SURVEYING, INC.**  
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**LEGAL DESCRIPTION OF A 4.131 ACRE PARCEL**  
**FOR B. F. WALTON & SONS**

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 iron rod marking the East Quarter Post of said Section 3

thence on an assumed bearing of S 00° 21' 27" E along the east line of said Section 3 a distance of 1321.89 feet to a found iron rod on the south line of the northeast quarter of said southeast quarter;

thence S 89° 48' 59" W along said line a distance of 671.07 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 89° 48' 59" W along said line a distance of 683.14 to a found iron rod on the former centerline of State Highway 67 (now known as Township Highway 302);

thence along the former centerline of State Highway 67 (now known as Township Highway 302) an arc distance of 78.75 feet along a curve to the right having a radius of 1910.08 feet, a chord of 78.74 feet and a chord bearing of N 09° 12' 30" E to a found iron rod;

thence N 08° 01' 38" E along said line a distance of 128.00 feet to a found MAG nail, referenced by the next mentioned found iron rod;

thence along said line an arc distance of 61.30 feet along a curve to the right having a radius of 409.08 feet, a chord of 61.24 feet and a chord bearing of N 12° 21' 55" E to a found iron rod marking a southwesterly corner of a parcel of land currently owned by J. L. Fredritz, et ux;

thence N 89° 41' 04" E along the southerly line of said Fredritz parcel a distance of 672.78 feet to a found iron pipe marking the southeasterly corner of said parcel, passing a found iron pipe a distance of 9.68 feet;

thence S 07° 07' 27" W a distance of 267.88 feet to the **POINT OF BEGINNING**.

Containing in all 4.131 acres of land, more or less, of which 0.123 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 August 2013.

Prior Deed Reference – OR Volume 184, Page 94.

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**Tract 1**