

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

**LEGAL DESCRIPTION OF A 7.484 ACRE PARCEL
FOR CAROLYN WALTON ESTATE**

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

Commencing at a found MAG nail marking the west quarter post of said Section 2 and
the centerline of Township Highway 125 and being the **POINT OF BEGINNING** of the
hereinafter described parcel, referenced by a found iron rod situated N 89° 52' 55" E a
distance of 20.00 feet;

thence on an assumed bearing of N 00° 34' 02" W along the west line of said Section 2
and the centerline of Township Highway 125 a distance of 328.00 feet to a set MAG nail,
referenced by a set iron rod situated S 61° 47' 12" E a distance of 34.23 feet;

thence S 61° 47' 12" E on a line a distance of 175.72 feet to a set iron rod, passing the
aforementioned set iron rod a distance of 34.23 feet;

thence S 12° 06' 29" E on a line a distance of 168.44 feet to a set iron rod;

thence S 87° 42' 51" E on a line a distance of 300.77 feet to a set iron rod;

thence S 73° 51' 23" E on a line a distance of 97.22 feet to a set iron rod;

thence N 89° 52' 55" E on a line a distance of 247.49 feet to a set iron rod;

thence N 05° 44' 25" E on a line a distance of 209.09 feet to a set iron rod;

thence N 44° 28' 52" E on a line a distance of 681.89 feet to a set iron rod marking the
west line of the east half of the northwest quarter of said Section 2;

thence S 00° 25' 24" E along the west line of the east half of the northwest quarter of said
Section 2 a distance of 733.53 feet to a set iron rod marking the east-west half section line
of said Section 2;

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(Tract 3 7.484A)

thence S 89° 52' 55" W along the east-west half section line of said Section 2 a distance of 1332.45 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 1312.45 feet.

Containing in all 7.484 acres of land, more or less, of which 0.220 acre of land, more or less, are 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 May, 2021.

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PT: 1 N: 0.0000 E: 0.0000
N0°34'02"W DIST: 328.00
PT: 2 N: 327.9839 E: -3.2471
S61°47'12"E DIST: 175.72
PT: 3 N: 244.9113 E: 151.5962
S12°06'29"E DIST: 168.44
PT: 4 N: 80.2184 E: 186.9275
S87°42'51"E DIST: 300.77
PT: 5 N: 68.2223 E: 487.4582
S73°51'23"E DIST: 97.22
PT: 6 N: 41.1907 E: 580.8446
N89°52'55"E DIST: 247.49
PT: 7 N: 41.7006 E: 828.3341
N5°44'25"E DIST: 209.09
PT: 8 N: 249.7421 E: 849.2471
N44°28'52"E DIST: 681.89
PT: 9 N: 736.2580 E: 1327.0297
S0°25'24"E DIST: 733.53
PT: 10 N: 2.7480 E: 1332.4494
S89°52'55"W DIST: 1332.45
PT: 11 N: 0.0026 E: 0.0022

CLOSING BEARING/DISTANCE: S40°51'29"W DIST: 0.0034

MISCLOSURE: N: 0.0026 E: 0.0022

AREA: 7.484 ACRES



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**LEGAL DESCRIPTION OF A 38.212 ACRE PARCEL
FOR CAROLYN WALTON ESTATE**

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

Commencing at a found stone marking the Northwest corner of said Section 2 and the
centerline of Township Highway 125 and being the **POINT OF BEGINNING** of the
hereinafter described parcel;

thence N 88° 55' 31" E along the north line of said Section 2 a distance of 1338.99 feet to
a set iron rod marking a corner of a parcel of land now or formerly owned by North
Central Ohio Land Conservancy, Inc.;

thence S 00° 25' 24" E along said North Central Ohio Land Conservancy, Inc. parcel a
distance of 1241.23 feet to a point on or near the centerline of an open ditch, referenced
by a set iron rod situated S 00° 25' 24" E a distance of 28.00 feet;

thence S 29° 23' 13" W on or near the centerline of said open ditch a distance of 72.95
feet to point, referenced by a set iron rod situated N 45° 21' 12" E a distance of 50.60
feet;

thence S 81° 51' 04" W on or near the centerline of said open ditch a distance of 361.40
feet to a point, referenced by a set iron rod situated S 10° 36' 41" E a distance of 14.00
feet;

thence S 79° 07' 50" W on or near the centerline of said open ditch a distance of 281.28
feet to a point, referenced by a set iron rod situated S 00° 00' 00" E a distance of 17.00
feet;

thence N 54° 38' 01" W on or near the centerline of said open ditch a distance of 352.87
feet to a point, referenced by a set iron rod situated S 38° 18' 26" W a distance of 18.00
feet;

thence N 51° 33' 59" W on or near the centerline of said open ditch a distance of 396.75
feet to a point, referenced by a set iron rod situated S 74° 11' 46" W a distance of 41.83
feet;

thence N 78° 19' 33" W on or near the centerline of said open ditch a distance of 72.00 feet to a set MAG nail marking the west line of said Section 2 and the centerline of Township Highway 125, referenced by a set iron rod situated S 49° 22' 13" E a distance of 39.87 feet;

thence N 00° 34' 02" W along the west line of said Section 2 and the centerline of said Township Highway 125 a distance of 918.51 feet to the **POINT OF BEGINNING**.

Containing in all 38.212 acres of land, more or less, of which 0.635 acre of land, more or less, are 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 May, 2021.

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PT: 1 N: 0.0000 E: 0.0000
N88°55'31"E DIST: 1338.99
PT: 2 N: 25.1146 E: 1338.7545
S0°25'24"E DIST: 1241.23
PT: 3 N: -1216.0816 E: 1347.9253
S29°23'13"W DIST: 72.95
PT: 4 N: -1279.6448 E: 1312.1283
S81°51'04"W DIST: 361.40
PT: 5 N: -1330.8718 E: 954.3774
S79°07'50"W DIST: 281.28
PT: 6 N: -1383.9132 E: 678.1437
N54°38'01"W DIST: 352.87
PT: 7 N: -1179.6710 E: 390.3897
N51°33'59"W DIST: 396.75
PT: 8 N: -933.0483 E: 79.6039
N78°19'33"W DIST: 72.00
PT: 9 N: -918.4794 E: 9.0933
N0°34'02"W DIST: 918.51
PT: 10 N: -0.0144 E: 0.0003

CLOSING BEARING/DISTANCE: N1°09'55"W DIST: 0.0144

MISCLOSURE: N: -0.0144 E: 0.0003

AREA: 38.212 ACRES



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**LEGAL DESCRIPTION OF A 33.710 ACRE PARCEL
FOR CAROLYN WALTON ESTATE**

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

Commencing at a found MAG nail marking the west quarter post of said Section 2 and the centerline of Township Highway 125, referenced by a found iron rod situated N 89° 52' 55" E a distance of 20.00 feet;

thence on an assumed bearing of N 00° 34' 02" W along the west line of said Section 2 and the centerline of Township Highway 125 a distance of 328.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 61° 47' 12" E a distance of 34.23 feet;

thence continuing N 00° 34' 02" W along the west line of said Section 2 and the centerline of Township Highway 125 a distance of 1332.00 feet to set MAG nail on or near the centerline of an open ditch, referenced by a set iron rod situated S 49° 22' 13" E a distance of 39.87 feet;

thence S 78° 19' 33" E on or near the centerline of said open ditch a distance of 72.00 feet to point, referenced by a set iron rod situated a S 74° 11' 46" W a distance of 41.83 feet;

thence S 51° 33' 59" E on or near the centerline of said open ditch a distance of 396.75 feet to a point, referenced by a set iron rod situated S 38° 18' 26" W a distance of 18.00 feet;

thence S 54° 38' 01" E on or near the centerline of said open ditch a distance of 352.87 feet to a point, referenced by a set iron rod situated S 00° 00' 00" E a distance of 17.00 feet;

thence N 79° 07' 50" E on or near the centerline of said open ditch a distance of 281.28 feet to a point, referenced by a set iron rod situated S 10° 36' 41" E a distance of 14.00 feet;

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(Tract 2 33.710A)

thence N 81° 51' 04" E on or near the centerline of said open ditch a distance of 361.40 feet to a point, referenced by a set iron rod situated N 45° 21' 12" E a distance of 50.60 feet;

thence N 29° 23' 13" E on or near the centerline of said open ditch a distance of 72.95 feet to a point on the west line of the east half of the northwest quarter of said Section 2, referenced by a set iron rod situated S 00° 25' 24" E a distance of 28.00 feet;

thence S 00° 25' 24" E along the west line of the east half of the northwest quarter of said Section 2 a distance of 626.07 feet to a set iron rod, passing the aforementioned set iron rod a distance of 28.00 feet;

thence S 44° 28' 52" W on a line a distance of 681.89 feet to a set iron rod;

thence S 05° 44' 25" W on a line a distance of 209.09 feet to a set iron rod;

thence S 89° 52' 55" W on a line a distance of 247.49 feet to a set iron rod;

thence N 73° 51' 23" W on a line a distance of 97.22 feet to a set iron rod;

thence N 87° 42' 51" W on a line a distance of 300.77 feet to a set iron rod;

thence N 12° 06' 29" W on a line a distance of 168.44 feet to a set iron rod;

thence N 61° 47' 12" W on a line a distance of 175.72 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 141.49 feet.

Containing in all 33.710 acres of land, more or less, of which 0.921 acre of land, more or less, are 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 May, 2021.

21031-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N0°34'02"W DIST: 1332.00
PT: 2 N: 1331.9347 E: -13.1864
S78°19'33"E DIST: 72.00
PT: 3 N: 1317.3658 E: 57.3242
S51°33'59"E DIST: 396.75
PT: 4 N: 1070.7431 E: 368.1099
S54°38'01"E DIST: 352.87
PT: 5 N: 866.5009 E: 655.8639
N79°07'50"E DIST: 281.28
PT: 6 N: 919.5424 E: 932.0976
N81°51'04"E DIST: 361.40
PT: 7 N: 970.7694 E: 1289.8486
N29°23'13"E DIST: 72.95
PT: 8 N: 1034.3326 E: 1325.6455
S0°25'24"E DIST: 626.07
PT: 9 N: 408.2797 E: 1330.2712
S44°28'52"W DIST: 681.89
PT: 10 N: -78.2362 E: 852.4886
S5°44'25"W DIST: 209.09
PT: 11 N: -286.2778 E: 831.5756
S89°52'55"W DIST: 247.49
PT: 12 N: -286.7877 E: 584.0861
N73°51'23"W DIST: 97.22
PT: 13 N: -259.7561 E: 490.6997
N87°42'51"W DIST: 300.77
PT: 14 N: -247.7599 E: 190.1690
N12°06'29"W DIST: 168.44
PT: 15 N: -83.0671 E: 154.8377
N61°47'12"W DIST: 175.72
PT: 16 N: 0.0056 E: -0.0056

CLOSING BEARING/DISTANCE: S45°15'03"E DIST: 0.0079

MISCLOSURE: N: 0.0056 E: -0.0056

AREA: 33.710 ACRES



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