

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

**LEGAL DESCRIPTION OF A 22.810 ACRE PARCEL
FOR CHARLES R. BROCKLESBY LIVING TRUST**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the west quarter post of said Section 31;

thence on an assumed bearing of N 00° 25' 27" W along the centerline of County Highway 128 a distance of 1327.31 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by R. E. Clark;

thence N 89° 47' 24" E along the south line of said Clark parcel and the south line of a parcel of land currently owned by John Hancock Mutual Life Insurance Company a distance of 2136.76 feet to a set iron rod and being the **POINT OF BEGINNING**, passing 2 set iron rods a distance of 20.00 feet and 678.65 feet respectively;

thence continuing N 89° 47' 24" E along the south line of said John Hancock Mutual Life Insurance Company parcel a distance of 505.97 feet to a set iron rod on the north south half section line of said Section 31;

thence S 00° 01' 15" W along said half section line a distance of 1292.26 feet to a found iron rod on the north line of a parcel of land currently owned by The State of Ohio (State Route 182), passing a set iron rod a distance of 639.90 feet;

thence S 89° 47' 20" W along the north line of said State of Ohio parcel (State Route 182) a distance of 1192.08 feet to a point;

thence N 30° 25' 46" E a distance of 829.17 feet to a set iron rod, passing 2 set iron rods a distance of 19.32 feet and 344.32 feet respectively;

thence N 89° 47' 20" E a distance of 266.41 feet to a set iron rod;

thence N 00° 01' 15" E a distance of 578.86 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 246.86 feet.

Containing in all 22.810 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.

REFERENCE SURVEY VOL. D
PAGE 214 IN THE TAX MAP OFFICE

(PARCELE)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in February, 2004.

Prior Deed Reference – OR Volume 32, Page 869.

03206-S

parcel #6

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

**LEGAL DESCRIPTION OF A 3.961 ACRE PARCEL
FOR CHARLES R. BROCKLESBY LIVING TRUST**

Being a parcel of land situated in part of the Southeast Quarter of Section 36, T-2-S, R-14-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the center of said Section 36;

thence on an assumed bearing of N 89° 34' 22" E along the centerline of State Route 182 a distance of 726.45 feet to a found railroad spike, referenced by a found iron rod situated S 00° 24' 43" E a distance of 20.00 feet;

thence S 00° 24' 43" E a distance of 35.00 feet to a point on the south line of a parcel of land currently owned by the State of Ohio (State Route 182) marking the northwest corner of a parcel of land currently owned by K. & C. Bachtell and being the **POINT OF BEGINNING**, passing a found iron rod a distance of 20.00 feet;

thence S 00° 24' 43" E along the west line of said Bachtell parcel a distance of 400.60 feet to a found iron rod marking the southwest corner of said Bachtell parcel;

thence S 89° 34' 22" W a distance of 37.79 feet to a set iron rod on an easterly line of a parcel of land currently owned by W. W. Dirmeyer, L. E., et al;

thence N 00° 17' 50" W along an easterly line of said Dirmeyer parcel a distance of 72.60 feet to a set iron rod marking a corner of said Dirmeyer parcel;

thence S 89° 34' 22" W along a line of said Dirmeyer parcel a distance of 480.32 feet to a set iron rod marking a corner of said Dirmeyer parcel;

thence N 00° 17' 50" W along an easterly line of said Dirmeyer parcel a distance of 328.00 feet to a set iron rod on the south line of said State of Ohio parcel (State Route 182) marking a corner of said Dirmeyer parcel;

thence N 89° 34' 22" E along the south line of said State of Ohio parcel (State Route 182) a distance of 517.30 feet to the **POINT OF BEGINNING**.

Containing in all 3.961 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.

(PARCEL 1)
REFERENCE SURVEY VOL. D
PAGE 219 IN THE TAX MAP OFFICE

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 February, 2004.

Prior Deed Reference – OR Volume 38, Pages 57 and 64.

03206-S

parcel #1

KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388

**LEGAL DESCRIPTION OF A 0.184 ACRE PARCEL
FOR CHARLES R. BROCKLESBY LIVING TRUST**

Being a parcel of land situated in part of the Southeast Quarter of Section 36, T-2-S, R-14-E, **Eden Township**, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the center of said Section 36;

thence on an assumed bearing of N 89° 34' 22" E along the centerline of State Route 182, passing a found railroad spike a distance of 726.45 feet, a total distance of 926.45 feet to a found railroad spike, referenced by a found iron rod situated S 00° 24' 43" E a distance of 35.00 feet;

thence S 00° 24' 43" E a distance of 35.00 feet to a point on the south line of a parcel of land currently owned by the State of Ohio (State Route 182) marking the northeast corner of a parcel of land currently owned by K. & C. Bachtell and being the **POINT OF BEGINNING**;

thence N 89° 34' 22" E along the south line of said State of Ohio parcel (State Route 182) a distance of 20.00 feet to a set iron rod;

thence S 00° 24' 43" E a distance of 400.60 feet to a set iron rod;

thence S 89° 34' 22" W a distance of 20.00 feet to a found iron rod marking the southeast corner of said Bachtell parcel;

thence N 00° 24' 43" W along the east line of said Bachtell parcel a distance of 400.60 feet to the **POINT OF BEGINNING**.

Containing in all 0.184 acre 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 February, 2004.

Prior Deed Reference – OR Volume 38, Pages 57 and 64.

03206-S
parcel #2

(PARCEL 2)
REFERENCE SURVEY VOL. 0
PAGE 214 IN THE TAX MAP OFFICE

**KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 61.660 ACRE PARCEL
FOR CHARLES R. BROCKLESBY LIVING TRUST**

Being a parcel of land situated in part of the Southeast Quarter of Section 36, T-2-S,
R-14-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the east quarter post of said
Section 36;

thence on an assumed bearing of S 00° 18' 29" E along the centerline of County
Highway 128 a distance of 35.00 feet to a set MAG nail on the south line of a parcel of
land currently owned by the State of Ohio (State Route 182) and being the **POINT OF
BEGINNING**, referenced by a found iron rod situated S 89° 34' 22" W a distance of
20.00 feet;

thence continuing S 00° 18' 29" E along said centerline a distance of 1291.67 feet to a set
MAG nail marking the northeast corner of a parcel of land currently owned by P. F.
Kotterman;

thence S 89° 38' 18" W along the north line of said Kotterman parcel a distance of
1324.07 feet to a set iron rod marking the northwest corner of said Kotterman parcel,
passing a set iron rod a distance of 20.00 feet;

thence S 00° 18' 10" E along the west line of said Kotterman parcel a distance of 437.54
feet to a set iron rod on the north line of a parcel of land currently owned by CSX
Transportation marking the southwest corner of said Kotterman parcel;

thence N 85° 46' 11" W along the north line of said CSX Transportation parcel a distance
of 636.57 feet to a set iron rod marking the southeast corner of a parcel of land currently
owned by W. W. Dirmeyer, L. E., et ux;

thence N 00° 17' 50" W along the east line of said Dirmeyer parcel a distance of 1275.40
feet to a set iron rod marking the intersection with the south line of a parcel of land
currently owned by K. & C. Bachtell extended westerly;

thence N 89° 34' 22" E along said line, the south line of said Bachtell parcel and the
same extended easterly a distance of 257.79 feet to a set iron rod, passing two found iron
rods a distance of 37.79 feet and 237.79 feet respectively;

thence N 00° 24' 43" W a distance of 400.60 feet to a set iron rod on the south line of a
parcel of land currently owned by The State of Ohio (State Route 182);

thence N 89° 34' 22" E along the south line of said State of Ohio parcel (State Route 182) a distance of 1701.39 feet to the **POINT OF BEGINNING**.

Containing in all 61.660 acres of land, more or less, of which 0.593 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 February, 2004.

Prior Deed Reference – OR Volume 38, Pages 57 and 64.

03206-S

parcel #3

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 20.107 ACRE PARCEL
FOR CHARLES R. BROCKLESBY LIVING TRUST**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the west quarter post of said Section 31;

thence on an assumed bearing of N 00° 25' 27" W along the centerline of County Highway 128 a distance of 35.00 feet to a set MAG nail on the north line of a parcel of land currently owned by the State of Ohio (State Route 182) and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 89° 47' 20" E a distance of 20.00 feet;

thence continuing N 00° 25' 27" W along said centerline a distance of 1292.31 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by R. E. Clark;

thence N 89° 47' 24" E along the south line of said Clark parcel a distance of 678.65 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 25' 27" E a distance of 1292.30 feet to a found iron rod on the north line of said State of Ohio parcel (State Route 182), passing a set iron rod a distance of 644.00 feet;

thence N 83° 56' 02" W along the north line of said State of Ohio parcel (State Route 182) a distance of 109.75 feet to a found iron rod;

thence S 81° 26' 41" W along the north line of said State of Ohio parcel (State Route 182) a distance of 82.69 feet to a found iron rod;

thence S 89° 47' 20" W along the north line of said State of Ohio parcel (State Route 182) a distance of 487.75 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 467.75 feet.

Containing in all 20.107 acres of land, more or less, of which 0.593 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.

REFERENCE SURVEY VOL. D
PAGE 214 IN THE TAX MAP OFFICE

(PARCEL 4)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in February, 2004.

Prior Deed Reference – OR Volume 32, Page 869.

03206-S

parcel #4

**KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 35.308 ACRE PARCEL
FOR CHARLES R. BROCKLESBY LIVING TRUST**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the west quarter post of said Section 31;

thence on an assumed bearing of N 00° 25' 27" W along the centerline of County Highway 128 a distance of 1327.31 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by R. E. Clark;

thence N 89° 47' 24" E along the south line of said Clark parcel a distance of 678.65 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 20.00 feet;

thence continuing N 89° 47' 24" E along the south line of said Clark parcel and the south line of a parcel of land currently owned by John Hancock Mutual Life Insurance Company a distance of 1458.11 feet to a set iron rod;

thence S 00° 01' 15" W a distance of 578.86 feet to a set iron rod, passing a set iron rod a distance of 332.00 feet;

thence S 89° 47' 20" W a distance of 266.41 feet to a set iron rod;

thence S 30° 25' 46" W a distance of 829.17 feet to a point on the north line of a parcel of land currently owned by The State of Ohio (State Route 182), passing 2 set iron rods a distance of 484.85 feet and 809.85 feet respectively;

thence S 89° 47' 20" W along the north line of said State of Ohio parcel (State Route 182) a distance of 761.96 feet to a found iron rod;

thence N 00° 25' 27" W a distance of 1292.30 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 648.30 feet.

Containing in all 35.308 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.

REFERENCE SURVEY VOL. 0
PAGE 214 IN THE TAX MAP OFFICE

(PARCEL 5)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in February, 2004.

Prior Deed Reference - OR Volume 32, Page 869.

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parcel #5