

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

LEGAL DESCRIPTION OF A 0.017 ACRE PARCEL
FOR TOM WAGNER

Being part of an alley in R. B. Kirby's Addition, in the Village of Kirby, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the north line of a parcel of land currently owned by M. R. Frey, et ux, marking the Southeast Corner of Lot 1 of said R. B. Kirby's Addition and the Southwest Corner of a 16 foot wide alley;

thence on an assumed bearing of N 89° 59' 48" E along the south line of said alley a distance of 8.00 feet to a set iron rod on the centerline of said alley and being the **POINT OF BEGINNING**;

thence N 00° 00' 24" W along the centerline of said alley a distance of 90.00 feet to a set iron rod;

thence N 89° 59' 48" E a distance of 8.00 feet to a set iron rod on east right-of-way line of said alley and the westerly line of a parcel of land currently owned by R. M. Thiel;

thence S 00° 00' 24" E along said east line of said alley and the westerly line of said Thiel parcel a distance of 90.00 feet to a found iron rod on the north line of the aforementioned Frey parcel and being the south line of said alley;

thence S 89° 59' 48" W along the north line of said Frey parcel and the south line of said alley a distance of 8.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.017 acre of land, more or less, being subject to all legal highways and easements of record.

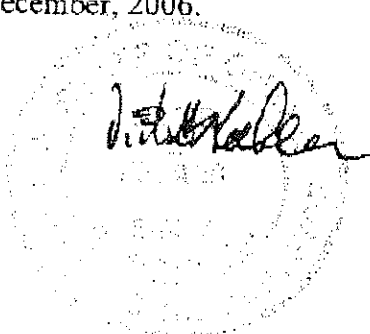
Bearings are assumed and are for angular measurement only.

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 December, 2006.

06205-S

Tract 2



REFERENCE SURVEY VOL. D
PAGE 329 IN THE TAX MAP OFFICE

KOEHLER SURVEYING, INC.
P.O. BOX 28
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LEGAL DESCRIPTION OF A 49.963 ACRE PARCEL
FOR KW FARMS, LTD.

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-3-S,
R-13-E, Mifflin 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 17 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 17' 46" E along the east-west half section line a
distance of 1651.35 feet to a set iron rod on a westerly line of the Wyandot Indian
Reservation;

thence S 00° 00' 57" W along said Reservation line a distance of 1314.33 feet to a set
iron rod;

thence S 59° 01' 24" W a distance of 1650.90 feet to a set MAG nail on the centerline of
Township Highway 96, passing a set iron rod a distance of 1630.90 feet;

thence N 00° 00' 30" W along said centerline a distance of 1322.18 feet to the **POINT
OF BEGINNING**.

Containing in all 49.963 acres of land, more or less, of which 0.607 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 May, 2008.

Prior Deed Reference -- Volume 177, Page 227.

08042-S

Tract 1

(TRACT 1) (49.963A)

REFERENCE SURVEY VOL. D
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KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 17.272 ACRE PARCEL
FOR KW FARMS, LTD.**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Center of said Section 17 and being the
POINT OF BEGINNING;

thence on an assumed bearing of S 89° 29' 30" W along the east-west half section line a
distance of 951.62 feet to a set iron rod on a westerly line of the Wyandot Indian
Reservation;

thence N 00° 00' 57" E along said Reservation line a distance of 785.71 feet to a set iron
rod marking the southwest corner of a parcel of land currently owned by N. Frey;

thence N 88° 45' 15" E along the south line of said Frey parcel a distance of 948.96 feet
to a set iron rod on the north-south half section line;

thence S 00° 11' 19" E along said half section line a distance of 797.90 feet to the
POINT OF BEGINNING.

Containing in all 17.272 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 May, 2008.

Prior Deed Reference – Volume 177, Page 227.

08042-S

Tract 2

Victor B. Koehler

(TRACT 2)(17.272A)

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**LEGAL DESCRIPTION OF A 0.017 ACRE PARCEL
FOR TOM WAGNER**

Being part of an alley in R. B. Kirby's Addition, in the Village of Kirby, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the north line of a parcel of land currently owned by M. R. Frey, et ux, marking the Southeast Corner of Lot 1 of said R. B. Kirby's Addition and the Southwest Corner of a 16 foot wide alley and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 00' 24" W along the west right-of-way line of said alley a distance of 90.00 feet to a set iron rod on the centerline of Church Street;

thence N 89° 59' 48" E along said centerline a distance of 8.00 feet to a set iron rod on the centerline of said alley;

thence S 00° 00' 24" E along said centerline a distance of 90.00 feet to a set iron rod on the north line of the aforementioned Frey parcel and being the south line of said alley;

thence S 89° 59' 48" W along the north line of said Frey parcel and the south line of said alley a distance of 8.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.017 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 December, 2006.

06205-S

Tract 1



REFERENCE SURVEY VOL. 0
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