

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

**LEGAL DESCRIPTION OF A 16.665 ACRE PARCEL
FOR JEFFREY H. NEAL**

Being a parcel of land situated in part of the Northeast Quarter of Section 16, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said
Section 16;

thence on an assumed bearing of S 00° 50' 37" W along the centerline of Township
Highway 148 a distance of 326.27 feet to a set MAG nail marking the southeast corner of
a parcel of land currently owned by P. & J. Snyder and being the **POINT OF
BEGINNING**, referenced by a found iron pipe situated N 88° 41' 42" W a distance of
20.10 feet;

thence continuing S 00° 50' 37" W along said centerline a distance of 356.62 feet to a
found MAG nail marking the northeast corner of a parcel of land currently owned by G.
H. Brause, et ux;

thence S 89° 36' 13" W along the north line of said Brause parcel a distance of 1477.40
feet to a found iron rod marking a northwesterly corner of said parcel, passing a found
iron rod for reference a distance of 20.00 feet;

thence N 07° 25' 50" W a distance of 393.67 feet to a set iron rod on the south line of a
parcel of land currently owned by K. & S. Taylor;

thence S 88° 58' 51" E along said line and the south line of a parcel of land currently by
T. Babcock a distance of 340.62 feet to a set iron rod marking the southeast corner of said
Babcock parcel;

thence N 00° 44' 29" E along the east line of said Babcock parcel a distance of 330.00
feet to a set MAG nail on the centerline of County Highway 16 marking the northeast
corner of said parcel, passing a set iron rod for reference a distance of 313.50 feet;

thence S 88° 58' 51" E along said centerline a distance of 493.68 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by D. Wertz, et al, referenced by the next mentioned found iron pipe;

thence S 00° 02' 33" W along the west line of said Wertz parcel a distance of 17.16 feet to a found iron pipe;

thence S 02° 21' 09" W along the west line of said Wertz parcel a distance of 306.37 feet to a found iron pipe marking the southwest corner of said parcel;

thence N 89° 07' 57" E along the south line of said Wertz parcel a distance of 306.74 feet to a found iron pipe on the west line of a parcel of land currently owned by P. & J. Snyder and marking the southeast corner of said Wertz parcel;

thence S 00° 23' 33" W along the west line of said Snyder parcel a distance of 12.82 feet to a found iron pipe marking the southwest corner of said Snyder parcel;

thence S 88° 58' 49" E along the south line of said Snyder parcel a distance of 381.03 feet to a found iron pipe;

thence S 88° 41' 42" E along the south line of said Snyder parcel a distance of 20.10 feet to the **POINT OF BEGINNING**.

Containing in all 16.665 acres of land, more or less, of which 0.351 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 October, 2009.

Prior Deed Reference – Volume 188, Page 801.

09110-S



**KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 34.313 ACRE PARCEL
FOR JEFFREY H. NEAL**

Being a parcel of land situated in part of the Northeast Quarter of Section 16, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 16;

thence on an assumed bearing of N 88° 58' 51" W along the centerline of County Highway 16 a distance of 1985.68 feet to a point marking the northwest corner of a parcel of land currently owned by R. Stover, Jr. and being the **POINT OF BEGINNING**;

thence S 00° 44' 29" W along the west line of said Stover parcel, passing a found iron pipe for reference a distance of 19.83 feet, a total distance of 330.00 feet to a point marking the southwest corner of said parcel and referenced by an iron pipe situated N 79° 45' 24" W a distance of 1.37 feet;

thence S 88° 58' 51" E along the south line of said Stover parcel and the south line of a parcels of land currently owned by K. & S. Taylor and T. Babcock a distance of 792.00 feet to an iron rod;

thence N 00° 44' 29" E along the east line of said Babcock parcel a distance of 330.00 feet to a MAG nail on the centerline of County Highway 16 marking the northeast corner of said parcel, passing an iron rod for reference a distance of 313.50 feet;

thence S 88° 58' 51" E along said centerline a distance of 493.68 feet to a MAG nail marking the northwest corner of a parcel of land currently owned by D. Wertz, et al, referenced by the next mentioned iron pipe;

thence S 00° 02' 33" W along the west line of said Wertz parcel a distance of 17.16 feet to an iron pipe;

thence S 02° 21' 09" W along the west line of said Wertz parcel a distance of 306.37 feet to an iron pipe marking the southwest corner of said parcel;

thence N 89° 07' 57" E along the south line of said Wertz parcel a distance of 306.74 feet to an iron pipe on the west line of a parcel of land currently owned by P. & J. Snyder and marking the southeast corner of said Wertz parcel;

thence S 00° 23' 33" W along the west line of said Snyder parcel a distance of 12.82 feet to an iron pipe marking the southwest corner of said Snyder parcel;

thence S 88° 58' 49" E along the south line of said Snyder parcel a distance of 381.03 feet to an iron pipe;

thence S 88° 41' 42" E along the south line of said Snyder parcel a distance of 20.10 feet to a MAG nail on the centerline of Township Highway 148, referenced by the last mentioned iron pipe;

thence S 00° 50' 37" W along said centerline a distance of 356.62 feet to a MAG nail marking the northeast corner of a parcel of land currently owned by G. H. Brause, et ux;

thence S 89° 36' 13" W along the north line of said Brause parcel a distance of 1477.40 feet to an iron rod marking a northwesterly corner of said parcel, passing an iron rod for reference a distance of 20.00 feet;

thence S 07° 25' 50" E along a westerly line of said Brause parcel a distance of 424.10 feet to an iron rod marking a corner of said parcel;

thence S 65° 57' 31" W along a westerly line of said Brause parcel a distance of 342.15 feet to an iron rod marking a corner of said parcel;

thence S 88° 04' 29" W along a line of said Brause parcel a distance of 479.70 feet to an iron rod on the east line of a parcel of land currently owned by R. Kimmett, et al, marking a northwesterly corner of said Brause parcel;

thence N 00° 21' 43" E along said line and the east line of a parcel of land currently owned by J. & B. Babcock a distance of 1308.54 feet to a MAG nail on the centerline of County Highway 16 marking the northeast corner of said Babcock parcel, passing an iron rod a distance of 1292.04 feet.

thence S 88° 58' 51" E along said centerline a distance of 230.88 feet to the **POINT OF BEGINNING.**

Containing in all 34.313 acres of land, more or less, of which 0.438 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 has been prepared by Victor Koehler, P.S. #7457 in January, 2013 and is based upon a survey performed in October, 2009, as recorded in Survey Volume D, Page 402.

Prior Deed Reference -- Volume 188, Page 801.

09110-S

combination tract

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**LEGAL DESCRIPTION OF A 11.944 ACRE PARCEL
FOR JEFFREY H. NEAL**

Being a parcel of land situated in part of the Northeast Quarter of Section 16, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said
Section 16;

thence on an assumed bearing of N 88° 58' 51" W along the centerline of County
Highway 16 a distance of 2065.68 feet to a set MAG nail and being the **POINT OF
BEGINNING**;

thence S 00° 44' 29" W a distance of 733.91 feet to a set iron rod, passing a set iron rod
for reference a distance of 16.50 feet;

thence N 89° 36' 13" E a distance of 587.44 feet to a found iron rod marking a
northwesterly corner of a parcel of land currently owned by G. H. Brause, et ux;

thence S 07° 25' 50" E along a westerly line of said Brause parcel a distance of 424.10
feet to a found iron rod marking a corner of said parcel;

thence S 65° 57' 31" W along a westerly line of said Brause parcel a distance of 342.15
feet to a found iron rod marking a corner of said parcel;

thence S 88° 04' 29" W along a line of said Brause parcel a distance of 479.70 feet to a
found iron rod on the east line of a parcel of land currently owned by R. Kimmett, et al,
marking a northwesterly corner of said Brause parcel;

thence N 00° 21' 43" E along said line and the east line of a parcel of land currently
owned by J. & B. Babcock a distance of 1308.54 feet to a found MAG nail on the
centerline of County Highway 16 marking the northeast corner of said Babcock parcel,
passing a found iron rod a distance of 1292.04 feet.

REFERENCE SURVEY VOL. D
PAGE 402 IN THE TAX MAP OFFICE

TRACT 1

11.944 AC.

thence S 88° 58' 51" E along said centerline a distance of 150.88 feet to the **POINT OF BEGINNING**.

Containing in all 11.944 acres of land, more or less, of which 0.057 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 October, 2009.

Prior Deed Reference – Volume 188, Page 801.

09110-S

Tract 1



**KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 5.704 ACRE PARCEL
FOR JEFFREY H. NEAL**

Being a parcel of land situated in part of the Northeast Quarter of Section 16, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said
Section 16;

thence on an assumed bearing of N 88° 58' 51" W along the centerline of County
Highway 16 a distance of 1985.68 feet to a point marking the northwest corner of a
parcel of land currently owned by R. Stover, Jr. and being the **POINT OF
BEGINNING**;

thence S 00° 44' 29" W along the west line of said Stover parcel, passing a found iron
pipe for reference a distance of 19.83 feet, a total distance of 330.00 feet to a point
marking the southwest corner of said parcel and referenced by a found iron pipe situated
N 79° 45' 24" W a distance of 1.37 feet;

thence S 88° 58' 51" E along the south line of said Stover parcel and the south line of a
parcel of land currently owned by K. & S. Taylor a distance of 451.38 feet to a set iron
rod;

thence S 07° 25' 50" E a distance of 393.67 feet to a found iron rod marking a
northwesterly corner of a parcel of land currently owned by G. H. Brause, et ux;

thence S 89° 36' 13" W a distance of 587.44 feet to a set iron rod;

thence N 00° 44' 29" E a distance of 733.91 feet to a set MAG nail on the centerline of
County Highway 16, passing a set iron rod for reference 717.41 feet;

thence S 88° 58' 51" E along said centerline a distance of 80.00 feet to the **POINT OF
BEGINNING**.

REFERENCE SURVEY VOL. D
PAGE 102 IN THE TAX MAP OFFICE

TRACT 2

5.704 Ac.

Containing in all 5.704 acres of land, more or less, of which 0.030 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 and December, 2008.

Prior Deed Reference – Volume 188, Page 801.

09110-S

Tract 2

