

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

**LEGAL DESCRIPTION OF A 23.475 ACRE PARCEL
FOR WILLIAM R. THOMAS**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-4-S, R-13-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the Northwest Corner of said Section 17 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 36' 04" E along the north line of said Section 17 a distance of 402.28 feet to a found railroad spike on the centerline of State Highway 37, referenced by a found iron rod situated N 89° 58' 40" E a distance of 39.22 feet;

thence S 32° 23' 49" E along said centerline a distance of 409.06 feet to a point marking the northeast corner of a 1.435 acre parcel of land currently owned by W. R. Thomas;

thence S 57° 34' 48" W along the north line of said 1.435 acre parcel a distance of 249.79 feet to a found iron rod marking the northwest corner of said parcel, passing a found iron rod for reference a distance of 32.84 feet;

thence S 32° 22' 31" E along the west line of said 1.435 acre parcel a distance of 249.63 feet to a found iron rod marking the southwest corner of said parcel;

thence N 57° 37' 08" E along the south line of said 1.435 acre parcel a distance of 249.88 feet to a point on the centerline of State Highway 37 marking the southeast corner of said parcel, passing a set iron rod for reference a distance of 175.91 feet;

thence S 32° 23' 49" E along said centerline a distance of 431.22 feet to a found iron rod on the centerline of State Highway 67;

thence on the centerline of State Highway 67 an arc distance of 821.46 feet along a curve to the left having a radius of 5729.58 feet, a chord of 820.76 feet and a chord bearing of S 47° 03' 02" W to a set MAG nail, referenced by a set iron rod situated S 47° 03' 24" E a distance of 60.00 feet;

REFERENCE SURVEY VOL. 4
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(TRACT 3)(23.475 A)

thence S 42° 56' 36" W along said centerline a distance of 550.39 feet to a set MAG nail on the west line of said Section 17;

thence N 00° 19' 17" W along the west line of said Section 17 a distance of 1885.36 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance 62.19 feet.

Containing in all 23.475 acres of land, more or less, of which 2.810 acres, 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-December, 2010.

Prior Deed Reference - Volume 164, Page 341.

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Tract 3

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

LEGAL DESCRIPTION OF A 74.999 ACRE PARCEL
FOR WILLIAM R. THOMAS

Being a parcel of land situated in part of the West Half of Section 17 and the East Half of Section 18, T-4-S, R-13-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerlines of State Highway 67 and State Highway 37 and being the **POINT OF BEGINNING**;

thence on the centerline of State Highway 67 an arc distance of 256.01 feet along a curve to the right having a radius of 5729.58 feet, a chord of 255.99 feet and an assumed chord bearing of N 52° 26' 17" E to a drill hole set in the concrete bridge deck situated atop the westerly bank of the Tymochtee Creek;

thence S 52° 54' 53" E along the westerly bank of the Tymochtee Creek a distance of 173.64 feet to a set iron rod;

thence S 74° 34' 47" E along the westerly bank of the Tymochtee Creek a distance of 249.03 feet to a set iron rod;

thence S 68° 51' 29" E along the westerly bank of the Tymochtee Creek a distance of 190.78 feet to a set iron rod;

thence S 60° 04' 38" E along the westerly bank of the Tymochtee Creek a distance of 234.50 feet to a set iron rod;

thence S 41° 30' 56" E along the westerly bank of the Tymochtee Creek a distance of 89.87 feet to a set iron rod;

thence S 18° 34' 25" E along the westerly bank of the Tymochtee Creek a distance of 85.20 feet to a set iron rod;

thence S 14° 18' 58" W along the westerly bank of the Tymochtee Creek a distance of 286.18 feet to a set iron rod;

REFERENCE SURVEY VOL. 1
PAGE 144 IN THE TAX MAP OFFICE

(TRACT 1) (74.999A)

thence S 25° 45' 09" W along the westerly bank of the Tymochtee Creek a distance of 310.73 feet to a set iron rod;

thence S 43° 36' 36" W along the westerly bank of the Tymochtee Creek a distance of 304.52 feet to a set iron rod;

thence S 43° 56' 04" W along the westerly bank of the Tymochtee Creek a distance of 307.76 feet to a set iron rod;

thence S 45° 22' 43" W along the westerly bank of the Tymochtee Creek a distance of 297.58 feet to a set iron rod;

thence S 30° 28' 36" W along the westerly bank of the Tymochtee Creek a distance of 223.60 feet to a set iron rod;

thence S 23° 58' 09" W along the westerly bank of the Tymochtee Creek a distance of 360.23 feet to a point, referenced by a set iron rod situated S 14° 59' 19" W, a distance of 22.60 feet;

thence S 06° 41' 29" E along the westerly bank of the Tymochtee Creek a distance of 51.89 feet to a point, referenced by a set iron rod situated N 21° 49' 18" W a distance of 31.99 feet;

thence S 26° 57' 26" W along the westerly bank of the Tymochtee Creek a distance of 178.11 feet to a found iron rod;

thence S 40° 54' 03" W along the westerly bank of the Tymochtee Creek a distance of 63.27 feet to a found iron rod;

thence S 63° 33' 34" W along the westerly bank of the Tymochtee Creek a distance of 62.17 feet to a found rod;

thence S 83° 58' 09" W along the westerly bank of the Tymochtee Creek a distance of 155.48 feet to a found iron rod;

thence S 66° 00' 53" W along the westerly bank of the Tymochtee Creek a distance of 186.59 feet to a found iron rod marking a northeasterly corner of a parcel of land currently owned by Bent Nail Ridge, LTD.;

thence N 41° 14' 38" W along a northeasterly line of said Bent Nail Ridge, LTD parcel a distance of 1338.02 feet to a found railroad spike on the centerline of County Highway 142 marking a northerly corner of said Bent Nail Ridge, LTD parcel, passing a set iron rod for reference a distance of 1310.02 feet;

thence N 42° 56' 36" E along the centerline of County Highway 142 and the centerline of State Highway 67 a distance of 1217.94 feet to a set MAG nail, referenced by a set iron rod situated S 47° 03' 24" E a distance of 60.00 feet;

thence on said centerline an arc distance of 821.46 feet along a curve to the right having a radius of 5729.58 feet, a chord of 820.76 feet and a chord bearing of N 47° 03' 02" E to the **POINT OF BEGINNING**.

Containing in all 74.999 acres of land, more or less, of which 2.765 acres, 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. Kochler, P.S. #7457, in November-December, 2010.

Prior Deed Reference - Volume 164, Page 341.

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Tract 1

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 74.999 ACRE PARCEL
FOR WILLIAM R. THOMAS**

Being a parcel of land situated in part of the West Half of Section 17 and the East Half of Section 18, T-4-S, R-13-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerlines of State Highway 67 and State Highway 37 and being the **POINT OF BEGINNING**;

thence on the centerline of State Highway 67 an arc distance of 256.01 feet along a curve to the right having a radius of 5729.58 feet, a chord of 255.99 feet and an assumed chord bearing of N 52° 26' 17" E to a drill hole set in the concrete bridge deck situated atop the westerly bank of the Tymochtee Creek;

thence S 52° 54' 53" E along the westerly bank of the Tymochtee Creek a distance of 173.64 feet to a set iron rod;

thence S 74° 34' 47" E along the westerly bank of the Tymochtee Creek a distance of 249.03 feet to a set iron rod;

thence S 68° 51' 29" E along the westerly bank of the Tymochtee Creek a distance of 190.78 feet to a set iron rod;

thence S 60° 04' 38" E along the westerly bank of the Tymochtee Creek a distance of 234.50 feet to a set iron rod;

thence S 41° 30' 56" E along the westerly bank of the Tymochtee Creek a distance of 89.87 feet to a set iron rod;

thence S 18° 34' 25" E along the westerly bank of the Tymochtee Creek a distance of 85.20 feet to a set iron rod;

thence S 14° 18' 58" W along the westerly bank of the Tymochtee Creek a distance of 286.18 feet to a set iron rod;

REFERENCE SURVEY VOL. *D*
PAGE *134* IN THE TAX MAP OFFICE
(TRACT 1) (74.999A)

thence S 25° 45' 09" W along the westerly bank of the Tymochtee Creek a distance of 310.73 feet to a set iron rod;

thence S 43° 36' 36" W along the westerly bank of the Tymochtee Creek a distance of 304.52 feet to a set iron rod;

thence S 43° 56' 04" W along the westerly bank of the Tymochtee Creek a distance of 307.76 feet to a set iron rod;

thence S 45° 22' 43" W along the westerly bank of the Tymochtee Creek a distance of 297.58 feet to a set iron rod;

thence S 30° 28' 36" W along the westerly bank of the Tymochtee Creek a distance of 223.60 feet to a set iron rod;

thence S 23° 58' 09" W along the westerly bank of the Tymochtee Creek a distance of 360.23 feet to a point, referenced by a set iron rod situated S 14° 59' 19" W, a distance of 22.60 feet;

thence S 06° 41' 29" E along the westerly bank of the Tymochtee Creek a distance of 51.89 feet to a point, referenced by a set iron rod situated N 21° 49' 18" W a distance of 31.99 feet;

thence S 26° 57' 26" W along the westerly bank of the Tymochtee Creek a distance of 178.11 feet to a found iron rod;

thence S 40° 54' 03" W along the westerly bank of the Tymochtee Creek a distance of 63.27 feet to a found iron rod;

thence S 63° 33' 34" W along the westerly bank of the Tymochtee Creek a distance of 62.17 feet to a found rod;

thence S 83° 58' 09" W along the westerly bank of the Tymochtee Creek a distance of 155.48 feet to a found iron rod;

thence S 66° 00' 53" W along the westerly bank of the Tymochtee Creek a distance of 186.59 feet to a found iron rod marking a northeasterly corner of a parcel of land currently owned by Bent Nail Ridge, LTD.;

thence N 41° 14' 38" W along a northeasterly line of said Bent Nail Ridge, LTD parcel a distance of 1338.02 feet to a found railroad spike on the centerline of County Highway 142 marking a northerly corner of said Bent Nail Ridge, LTD parcel, passing a set iron rod for reference a distance of 1310.02 feet;

thence N 42° 56' 36" E along the centerline of County Highway 142 and the centerline of State Highway 67 a distance of 1217.94 feet to a set MAG nail, referenced by a set iron rod situated S 47° 03' 24" E a distance of 60.00 feet;

thence on said centerline an arc distance of 821.46 feet along a curve to the right having a radius of 5729.58 feet, a chord of 820.76 feet and a chord bearing of N 47° 03' 02" E to the **POINT OF BEGINNING**.

Containing in all 74.999 acres of land, more or less, of which 2.765 acres, 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-December, 2010.

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Tract 1

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

**LEGAL DESCRIPTION OF A 87.302 ACRE PARCEL
FOR WILLIAM R. THOMAS**

Being a parcel of land situated in part of the Northeast Quarter of Section 18, T-4-S, R-13-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the Northeast Corner of said Section 18 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 19' 17" E along the east line of said Section 18 a distance of 1885.36 feet to a set MAG nail on the centerline of State Highway 67, passing a set iron rod for reference a distance of 1823.17 feet;

thence S 42° 56' 36" W along said centerline and the centerline of County Highway 142 a distance of 721.53 feet to a found stone marking the P. I. of a curve on State Highway 67 marking the northeast corner of a parcel of land currently owned by M. Kohl, et ux, passing a found railroad spike a distance of 667.55 feet;

thence N 80° 11' 00" W along the tangent of said curve and the centerline of State Highway 67 a distance of 1095.18 feet to a found MAG nail marking the southeasterly corner of a parcel of land currently owned by Naomi Dairy LLC;

thence N 00° 28' 19" E along the east line of said Naomi Dairy LLC parcel a distance of 1690.90 feet to a set iron rod marking a corner of said parcel, passing a found iron rod for reference a distance of 33.74 feet;

thence N 89° 53' 02" W along a northerly line of said Naomi Dairy LLC parcel a distance of 509.82 feet to a found post marking a corner of said parcel;

thence N 01° 26' 24" W along an easterly line of said Naomi Dairy LLC parcel a distance of 530.42 feet to a set iron rod on the north line of said Section 18, passing a found iron rod for reference a distance of 3.00 feet;

thence N 89° 52' 15" E along the north line of said Section a distance of 2069.35 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 727.99 feet.

REFERENCE SURVEY VOL. D
PAGE 434 IN THE TAX MAP OFFICE
(TRACT 2) (87.302A)

Containing in all 87.302 acres of land, more or less, of which 2.569 acres, 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-December, 2010.

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Tract 2

