

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

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**LEGAL DESCRIPTION OF A 0.205 ACRE PARCEL  
FOR THE KRUPP FAMILY TRUST**

Being a parcel of land situated in part of the Southwest Quarter of Section 2, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the intersection of the north-south half section line and the centerline of County Highway 5;

thence on an assumed bearing of S 75° 24' 16" W along the centerline of County Highway 5, passing a found MAG nail a distance of 548.84 feet, a total distance of 1159.07 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 01° 09' 49" E a distance of 31.17 feet;

thence continuing S 75° 24' 16" W along said centerline a distance of 10.39 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by HKJ Trust;

thence N 01° 09' 49" E along the east line of said HKJ Trust parcel a distance of 233.11 feet to a set iron rod marking the northeast corner of said parcel, passing a set iron rod for reference a distance of 31.17 feet;

thence N 89° 20' 11" W along the north line of said HKJ Trust parcel a distance of 200.00 feet to a set wood post marking the northwest corner of said parcel;

thence S 01° 09' 49" W along the west line of said HKJ Trust parcel a distance of 287.80 feet to a set MAG nail on the centerline of County Highway 5 marking the southwest corner of said parcel, passing a set iron rod for reference a distance of 256.63 feet;

thence S 75° 24' 16" W along said centerline a distance of 15.59 feet to a set MAG nail;

thence N 01° 09' 49" E a distance of 301.91 feet to a set iron rod;

thence S 89° 20' 11" E a distance of 225.00 feet to a set iron rod;

REFERENCE SURVEY VOL. *488* IN THE TAX MAP OFFICE

(TRACT 4)

thence S 01° 09' 49" W a distance of 240.38 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 209.21 feet.

Containing in all 0.205 acres of land, more or less, of which 0.018 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 April, 2012.

Prior Deed Reference – Volume 196, Pages 830 & 832.

12043-S

TRACT 4



**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 77.927 ACRE PARCEL  
FOR THE KRUPP FAMILY TRUST**

Being a parcel of land situated in part of the Southeast, Southwest, Northeast and Northwest Quarters of Section 2, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the intersection of the centerlines of County Highway 3 and County Highway 105 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 03' 52" E along the centerline of County Highway 105 a distance of 2169.31 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by K. & D. Penwell;

thence S 89° 56' 40" W along the north line of said Penwell parcel and the north line of a parcel of land currently J. Wentling, et ux, a distance of 483.33 feet to a found iron pipe marking the northwest corner of said J. Wentling, et ux, parcel, passing a found iron pipe a distance of 19.39 feet;

thence S 00° 03' 15" E along the west line of said J. Wentling, et ux, parcel a distance of 526.56 feet to a set MAG nail on the centerline of County Highway 5 marking the southwest corner of said J. Wentling, et ux parcel, passing a found iron pipe for reference a distance of 510.52 feet;

thence along the centerline of County Highway 5 an arc distance of 286.34 feet on a curve to the left having a radius of 3906.53 feet, a chord of 286.28 feet and a chord bearing of S 77° 39' 03" W to a set MAG nail, referenced by a set iron rod situated N 03° 52' 48" E a distance of 50.32 feet;

thence S 75° 33' 04" W along said centerline a distance of 578.10 feet to a found monument box marking the southeast corner of a parcel of land currently owned by D. & E. Krupp Family Trust as described in OR Volume 48, Page 933;

thence N 14° 35' 50" W along the east line of said Krupp Family Trust parcel a distance of 285.28 feet to a point on or near the centerline of an open ditch marking the northeast corner of said parcel, passing a found iron rod for reference a distance of 270.28 feet;

thence N 63° 58' 22" E a distance of 79.86 feet to a point on the north-south half section line;

thence N 00° 01' 31" W along said half section line a distance of 2576.35 feet to a set MAG nail on the centerline of County Highway 3 marking the North Quarter Post of said Section 2, passing 2 set iron rods for reference a distance of 28.00 feet and 2556.35 feet respectively;

thence N 89° 22' 40" E along said centerline a distance of 1321.21 feet to the **POINT OF BEGINNING**.

Containing in all 77.927 acres of land, more or less, of which 2.342 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 April, 2012.

Prior Deed Reference – Volume 196, Pages 830 & 832.

12043-S

TRACT 1



KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 38.664 ACRE PARCEL  
FOR THE KRUPP FAMILY TRUST**

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 2, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the North Quarter Post of said Section 2 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 01' 31" E along the north-south half section line a distance of 2576.35 feet to a point on or near the centerline of an open ditch, passing 2 set iron rods for reference a distance of 20.00 feet and 2548.35 feet respectively;

thence S 63° 58' 22" W on or near the centerline of an open ditch a distance of 79.86 feet to a point marking the northeast corner of a parcel of land currently owned by D. & E. Krupp Family Trust as described in OR Volume 48, Page 933, referenced by a found iron rod situated S 14° 35' 50" E a distance of 15.00 feet;

thence S 71° 46' 33" W on or near the centerline of an open ditch along the north line of said Krupp Family Trust parcel a distance of 213.32 feet to a point, referenced by a found iron rod situated S 18° 13' 56" E a distance of 15.00 feet;

thence S 87° 37' 36" W on or near the centerline of an open ditch along the north line of said Krupp Family Trust parcel a distance of 262.94 feet to a found iron rod marking the northwest corner of said parcel;

thence N 01° 02' 19" W on or near the centerline of an open ditch a distance of 30.00 feet to a point, referenced by the last mentioned found iron rod;

thence N 27° 00' 05" W on or near the centerline of an open ditch a distance of 91.43 feet to a point, referenced by a set iron rod situated S 50° 38' 45" W a distance of 34.03 feet;

thence N 63° 01' 59" W on or near the centerline of an open ditch a distance of 198.40 feet to a point, referenced by a set iron rod situated S 33° 12' 49" W a distance of 19.68 feet;

thence N 53° 30' 00" W on or near the centerline of an open ditch a distance of 459.71 feet to a point, referenced by a set iron rod situated S 17° 26' 14" W a distance of 13.68 feet;

thence N 62° 55' 00" W on or near the centerline of an open ditch a distance of 94.75 feet to a point, referenced by a set iron rod situated S 47° 30' 41" W a distance of 10.88 feet;

thence N 34° 38' 04" W on or near the centerline of an open ditch a distance of 109.34 feet to a point, referenced by a set iron rod situated N 51° 01' 53" W a distance of 94.85 feet;

thence N 44° 49' 59" W on or near the centerline of an open ditch a distance of 71.39 feet to a point, referenced by a set iron rod situated N 68° 55' 37" W a distance of 25.08 feet;

thence N 24° 31' 48" W on or near the centerline of an open ditch a distance of 112.67 feet to a point, referenced by a set iron rod situated S 14° 02' 13" E a distance of 96.36 feet;

thence N 48° 29' 08" W on or near the centerline of an open ditch a distance of 122.10 feet to a point, referenced by a set iron rod situated N 28° 08' 07" W a distance of 48.10 feet;

thence N 08° 24' 34" W on or near the centerline of an open ditch a distance of 42.94 feet to a point on the south line of a parcel of land currently owned by HMJ Holdings Trust, referenced by a set iron rod situated S 89° 45' 55" W a distance of 16.40 feet;

thence N 89° 45' 55" E along the south line of said HMJ Holdings Trust parcel a distance of 1032.89 feet to a set iron rod marking the southeast corner of said parcel;

thence N 00° 01' 31" W along the east line of said HMJ Holdings Trust parcel a distance of 1003.86 feet to a set iron rod;

thence N 89° 45' 55" E along the east line of said HMJ Holdings Trust parcel a distance of 4.62 feet to a set iron rod;

thence N 00° 01' 31" W along the east line of said HMJ Holdings Trust parcel a distance of 793.42 feet to a set MAG nail on the centerline of County Highway 3 marking the northeast corner of said parcel, passing a set iron rod for reference a distance of 773.42 feet;

thence N 89° 36' 46" E along said centerline a distance of 420.05 feet to a found railroad spike, referenced by a set iron rod situated S 24° 13' 43" E a distance of 21.83 feet;

thence N 89° 22' 40" E along said centerline a distance of 8.95 feet to the **POINT OF BEGINNING**.

Containing in all 38.664 acres of land, more or less, of which 0.197 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.

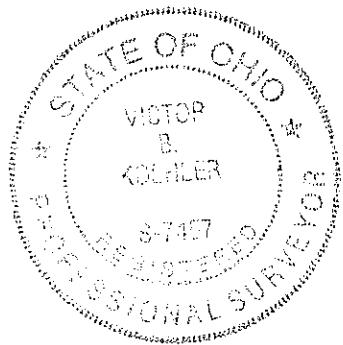
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in April, 2012.

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12043-S

TRACT 2



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**LEGAL DESCRIPTION OF A 20.418 ACRE PARCEL  
FOR THE KRUPP FAMILY TRUST**

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 2, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the intersection of the north-south half section line and the centerline of County Highway 5;

thence on an assumed bearing of S 75° 24' 16" W along the centerline of County Highway 5 a distance of 548.84 feet to a found MAG nail marking the southwest corner of a parcel of land currently owned by D. & E. Krupp Family Trust and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 01° 02' 19" W a distance of 30.86 feet;

thence continuing S 75° 24' 16" W along said centerline a distance of 610.23 feet to a set MAG nail;

thence N 01° 09' 49" E a distance of 240.38 feet to a set iron rod, passing a set iron rod for reference a distance of 31.17 feet;

thence N 89° 20' 11" W a distance of 225.00 feet to a set iron rod;

thence S 01° 09' 49" W a distance of 301.91 feet to a set MAG nail on the centerline of County Highway 5, passing a set iron rod for reference a distance of 270.74 feet;

thence S 75° 24' 16" W along said centerline a distance of 229.43 feet to a set MAG nail marking a corner of a parcel of land currently owned by HMJ Holdings Trust;

thence N 00° 19' 00" E along said HMJ Holdings Trust parcel a distance of 1491.43 feet to a set iron rod, passing a set iron rod for reference a distance of 31.05 feet;

thence N 89° 45' 55" E along said HMJ Holdings Trust parcel a distance of 94.71 feet to a point on or near the centerline of an open ditch, passing a set iron rod for reference a distance of 78.31 feet;

thence S 08° 24' 34" E on or near the centerline of an open ditch a distance of 42.94 feet to a point, referenced by a set iron rod situated N 28° 08' 07" W a distance of 48.10 feet;

thence S 48° 29' 08" E on or near the centerline of an open ditch a distance of 122.10 feet to a point, referenced by a set iron rod situated S 14° 02' 13" E a distance of 96.36 feet;

thence S 24° 31' 48" E on or near the centerline of an open ditch a distance of 112.67 feet to a point, referenced by a set iron rod situated N 68° 55' 37" W a distance of 25.08 feet;

thence S 44° 49' 59" E on or near the centerline of an open ditch a distance of 71.39 feet to a point, referenced by a set iron rod situated N 51° 01' 53" W a distance of 94.85 feet;

thence S 34° 38' 04" E on or near the centerline of an open ditch a distance of 109.34 feet to a point, referenced by a set iron rod situated S 47° 30' 41" W a distance of 10.88 feet;

thence S 62° 55' 00" E on or near the centerline of an open ditch a distance of 94.75 feet to a point, referenced by a set iron rod situated S 17° 26' 14" W a distance of 13.68 feet;

thence S 53° 30' 00" E on or near the centerline of an open ditch a distance of 459.71 feet to a point, referenced by a set iron rod situated S 33° 12' 49" W a distance of 19.68 feet;

thence S 63° 01' 59" E on or near the centerline of an open ditch a distance of 198.40 feet to a point, referenced by a set iron rod situated S 50° 38' 45" W a distance of 34.03 feet;

thence S 27° 00' 05" E on or near the centerline of an open ditch a distance of 91.43 feet to a point;

thence S 01° 02' 19" E a distance of 366.83 feet to the **POINT OF BEGINNING**, passing 2 found iron rods for reference a distance of 30.00 feet and 335.97 feet respectively.

Containing in all 20.418 acres of land, more or less, of which 0.578 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.  
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12043-S

TRACT 3

