

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

**LEGAL DESCRIPTION OF A 5.226 ACRE PARCEL
FOR OHIO FAMILY FARMS**

Being a parcel of land situated in part of the Southeast Quarter of Section 5, T-3-S,
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 5;

thence on an assumed bearing of N 00° 06' 33" W along the east line of said section 5 a
distance of 676.37 feet to a point marking the northeast corner of a parcel of land now or
formerly owned by M & G Burris, passing a found iron rod for reference a distance of
577.37 feet;

thence S 89° 43' 21" W along the north line of said Burris parcel a distance of 28.96 feet
to a point on the centerline of Broken Sword Creek and being the **POINT OF
BEGINNING** of the hereinafter described parcel;

thence S 89° 43' 21" W along the north line of said Burris parcel a distance of 1191.38
feet to a set iron rod, passing two set iron rods for reference a distance of 51.58 feet and
1005.53 feet respectively;

thence N 35° 13' 00" E a distance of 315.11 feet to a set iron rod;

thence N 61° 15' 43" E a distance of 229.92 feet to a found iron pipe, situated on the west
line of a parcel of land now or formerly owned by the Wyandot County Coon Hunters
Association Inc.;

thence S 01° 35' 48" W along the west line of said Wyandot County Coon Hunters parcel
a distance of 125.51 feet to a point on the centerline of Broken Sword Creek, referenced
by a set iron rod situated S 08° 56' 49" W a distance of 36.25 feet;

thence S 86° 29' 31" E along the centerline of said Broken Sword Creek a distance of
80.11 feet to a point, reference by a set iron rod situated S 70° 08' 52" W a distance of
91.00 feet;

thence S 74° 03' 49" E along the centerline of said Broken Sword Creek a distance of 165.58 feet to a point, referenced by a set iron rod situated S 05° 09' 02" W a distance of 40.00 feet;

thence N 89° 10' 36" E along the centerline of said Broken Sword Creek a distance of 244.84 feet to a point, referenced by a set iron rod situated S 00° 56' 28" E a distance of 38.00 feet;

thence S 73° 39' 50" E along the centerline of said Broken Sword Creek a distance of 226.00 feet to a point, referenced by a set iron rod situated S 54° 57' 06" W a distance of 54.00 feet;

thence S 39° 22' 48" E along the centerline of said Broken Sword Creek a distance of 163.45 feet to the **POINT OF BEGINNING**.

Containing in all 5.226 acres of land, more or less. 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 March 2016.

Prior Deed References – OR 208, Page 1504

16024-S Tract 4 Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S89°43'21"W DIST: 1191.38
PT: 2 N: -5.7702 E: -1191.3660
N35°13'00"E DIST: 315.11
PT: 3 N: 251.6675 E: -1009.6515
N61°15'43"E DIST: 229.92
PT: 4 N: 362.2144 E: -808.0515
S1°35'48"E DIST: 125.51
PT: 5 N: 236.7531 E: -804.5543
S86°29'31"E DIST: 80.11
PT: 6 N: 231.8513 E: -724.5944
S74°03'49"E DIST: 165.58
PT: 7 N: 186.3880 E: -565.3782
N89°10'36"E DIST: 244.84
PT: 8 N: 189.9062 E: -320.5634
S73°39'50"E DIST: 226.00
PT: 9 N: 126.3388 E: -103.6875
S39°22'48"E DIST: 163.45
PT: 10 N: -0.0007 E: 0.0151

CLOSING BEARING/DISTANCE: N87°27'24"W DIST: 0.0152

MISCLOSURE: N= -0.0007, E= 0.0151

AREA: 5.226 ACRES



KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 12.177 ACRE PARCEL
FOR GREGG BURRIS/OHIO FAMILY FARMS**

Being a parcel of land situated in part of the Southeast Quarter of Section 5, T-3-S,
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Beginning at a found stone marking the south quarter post of said Section 5 and being the
POINT OF BEGINNING of the hereinafter described parcel;

thence on an assumed bearing of N 00° 10' 03" W along the centerline of Township
Highway 133 a distance of 675.99 feet to a found iron rod marking the southwest corner
of a parcel of land now or formerly owned by E. Walton, Etal, (G. VonStein, L.E.);

thence N 89° 43' 21" E along said Walton/VonStein parcel a distance of 665.94 feet to a
point;

thence S 19° 34' 06" E a distance of 168.78 feet to a set iron rod, passing a set iron a
distance of 26.63 feet;

thence S 51° 45' 30" E a distance of 46.22 feet to a set iron rod;

thence S 71° 02' 45" E a distance of 62.92 feet to a found iron rod marking the northwest
corner of a parcel of land now or formerly owned by E. Penix;

thence S 00° 16' 10" E along the west line of said Penix parcel a distance of 467.29 feet
to a found MAG nail situated on the centerline of County Highway 56, passing a found
iron rod for reference a distance of 447.29 feet;

thence S 89° 43' 50" W along the centerline of said County Highway 56 a distance of
818.50 feet to the **POINT OF BEGINNING**.

Containing in all 12.177 acres of land, more or less, of which 0.752 acres, more or less,
are currently contained within highway right-of-ways. The above described property
being subject to all legal highways and easements of record.

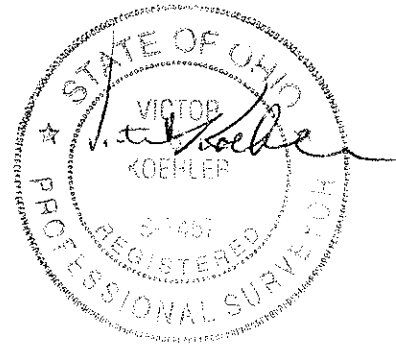
Bearings are assumed and are for angular measurement only.

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 March 2016.

Prior Deed References – OR 212, Page 1569

16024-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N0°10'03"W DIST: 675.99
PT: 2 N: 675.9871 E: -1.9762
N89°43'21"E DIST: 665.94
PT: 3 N: 679.2124 E: 663.9560
S19°34'06"E DIST: 168.78
PT: 4 N: 520.1807 E: 720.4856
S51°45'30"E DIST: 46.22
PT: 5 N: 491.5715 E: 756.7871
S71°02'45"E DIST: 62.92
PT: 6 N: 471.1343 E: 816.2955
S0°16'10"E DIST: 467.29
PT: 7 N: 3.8495 E: 818.4930
S89°43'50"W DIST: 818.50
PT: 8 N: 0.0003 E: 0.0021

CLOSING BEARING/DISTANCE: S80°33'02"W DIST: 0.0021

MISCLOSURE: N= 0.0003, E= 0.0021

AREA: 12.177 ACRES



REFERENCE SURVEY FOR D
BOOK 563 PAGE 148 MAP 7700

2016

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 9.181 ACRE PARCEL
FOR GREGG BURRIS/OHIO FAMILY FARMS**

Being a parcel of land situated in part of the Southeast Quarter of Section 5, T-3-S,
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 5;

thence on an assumed bearing of S 89° 43' 50" W along the centerline of County
Highway 56 a distance of 760.72 feet to a set MAG nail, reference by a set iron rod
situated N 42° 55' 49" W a distance of 98.57 feet and being the **POINT OF**
BEGINNING of the hereinafter described parcel;

thence continuing S 89° 43' 50" W along the centerline of said County Highway 56 a
distance of 888.01 feet to a found MAG nail marking the southeast corner of a parcel of
land now or formerly owned by E. Penix;

thence N 00° 16' 10" W along the east line of said Penix parcel a distance of 467.29 feet
to a found iron rod marking the northeast corner of said Penix parcel, passing a found
iron rod for reference a distance of 20.00 feet;

thence S 89° 43' 50" W along the north line of said Penix parcel a distance of 200.00 feet
to a found iron rod marking the northwest corner of said Penix parcel;

thence N 71° 02' 45" W a distance of 62.92 feet to a set iron rod;

thence N 51° 45' 30" W a distance of 46.22 feet to a set iron rod;

thence N 19° 34' 06" W a distance of 168.78 feet to a point on the south line of a parcel
of land now or formerly owned by E. Walton, Etal., (G. VonStein, L.E.) passing a set iron
rod a distance of 142.15 feet;

thence N 89° 43' 21" E along the south line of said Walton/VonStein parcel, passing a
found iron rod a distance of 668.02 feet and passing a set iron rod a distance of 781.63
feet, a total distance of 924.48 feet to a point in the centerline of the Broken Sword
Creek, referenced by a set iron rod situated N 89° 43' 21" E a distance of 43.00 feet;

thence S 36° 14' 15" W along the centerline of said Broken Sword Creek a distance of 288.82 feet to a point, referenced by a set iron rod situated S 56° 28' 25" E a distance of 35.00 feet;

thence S 17° 16' 29" W along the centerline of said Broken Sword Creek a distance of 160.00 feet to a point, referenced by a set iron rod situated S 70° 26' 30" E a distance of 88.00 feet;

thence S 33° 49' 18" E along the centerline of said Broken Sword Creek a distance of 131.00 feet to a point, referenced by a set iron rod situated N 07° 11' 08" E a distance of 80.00 feet;

thence S 70° 19' 55" E along the centerline of said Broken Sword Creek a distance of 405.00 feet to a point, referenced by a set iron rod situated N 27° 43' 03" E a distance of 32.00 feet;

thence S 61° 52' 27" E along the centerline of said Broken Sword Creek a distance of 93.00 feet to the **POINT OF BEGINNING**.

Containing in all 9.181 acres of land, more or less, of which 0.399 acres, more or less, are 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 March 2016.

Prior Deed References – OR 212, Page 1569

16024-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S89°43'50"W DIST: 888.01
PT: 2 N: -4.1760 E: -888.0002
N0°16'10"W DIST: 467.29
PT: 3 N: 463.1088 E: -890.1977
S89°43'50"W DIST: 200.00
PT: 4 N: 462.1683 E: -1090.1955
N71°02'45"W DIST: 62.92
PT: 5 N: 482.6054 E: -1149.7039
N51°45'30"W DIST: 46.22
PT: 6 N: 511.2147 E: -1186.0054
N19°34'06"W DIST: 168.78
PT: 7 N: 670.2464 E: -1242.5350
N89°43'21"E DIST: 924.48
PT: 8 N: 674.7239 E: -318.0659
S36°14'15"W DIST: 288.82
PT: 9 N: 441.7693 E: -488.7971
S17°16'29"W DIST: 160.00
PT: 10 N: 288.9866 E: -536.3097
S33°49'18"E DIST: 131.00
PT: 11 N: 180.1552 E: -463.3938
S70°19'55"E DIST: 405.00
PT: 12 N: 43.8442 E: -82.0222
S61°52'27"E DIST: 93.00
PT: 13 N: 0.0031 E: -0.0041

CLOSING BEARING/DISTANCE: S52°36'32"E DIST: 0.0052

MISCLOSURE: N= 0.0031, E= -0.0041

AREA: 9.181 ACRES



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**LEGAL DESCRIPTION OF A 17.905 ACRE PARCEL
FOR GREGG BURRIS/OHIO FAMILY FARMS**

Being a parcel of land situated in part of the Southeast Quarter of Section 5, T-3-S,
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Beginning at a found stone marking the southeast corner of said Section 5 and being the
POINT OF BEGINNING of the hereinafter described parcel;

thence on an assumed bearing of S 89° 43' 50" W along the centerline of County
Highway 56 a distance of 760.72 feet to a set MAG nail, reference by a set iron rod
situated N 42° 55' 49" W a distance of 98.57 feet;

thence N 61° 52' 27" W along the centerline of Broken Sword Creek a distance of 93.00
feet to a point, reference by a set iron rod situated N 27° 43' 03" E a distance of 32.00
feet;

thence N 70° 19' 55" W along the centerline of said Broken Sword Creek a distance of
405.00 feet to a point, referenced by a set iron rod situated N 07° 11' 08" E a distance of
80.00 feet;

thence N 33° 49' 18" W along the centerline of said Broken Sword Creek a distance of
131.00 feet to a point, referenced by a set iron rod situated S 70° 26' 30" E a distance of
88.00 feet;

thence N 17° 16' 29" E along the centerline of said Broken Sword Creek a distance of
160.00 feet to a point, referenced by a set iron rod situated S 56° 28' 25" E a distance of
35.00 feet;

thence N 36° 14' 15" E along the centerline of said Broken Sword Creek a distance of
288.82 feet to a point on the south line of a parcel of land now or formerly owned by E.
Walton, Etal., (G. VonStein, L.E.);

thence N 89° 43' 21" E along the south line of said Walton/VonStein parcel a distance of
1077.50 feet to a point on the east line of said section 5, passing two set iron rods a
distance of 43.00 feet and 996.96 feet respectively;

thence S 00° 06' 33" E along the east line of said section 5 a distance of 676.37 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 99.00 feet.

Containing in all 17.905 acres of land, more or less, of which 0.358 acres, more or less, are 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 March 2016.

Prior Deed References – OR 212, Page 1569

16024-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
S89°43'50"W DIST: 760.72
PT: 2 N: -3.5774 E: -760.7116
N61°52'27"W DIST: 93.00
PT: 3 N: 40.2637 E: -842.7296
N70°19'55"W DIST: 405.00
PT: 4 N: 176.5746 E: -1224.1013
N33°49'18"W DIST: 131.00
PT: 5 N: 285.4060 E: -1297.0171
N17°16'29"E DIST: 160.00
PT: 6 N: 438.1887 E: -1249.5046
N36°14'15"E DIST: 288.82
PT: 7 N: 671.1433 E: -1078.7733
N89°43'21"E DIST: 1077.50
PT: 8 N: 676.3620 E: -1.2860
S0°06'33"E DIST: 676.37
PT: 9 N: -0.0068 E: 0.0027

CLOSING BEARING/DISTANCE: N21°50'25"W DIST: 0.0073

MISCLOSURE: N= -0.0068, E= 0.0027

AREA: 17.905 ACRES

