

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

LEGAL DESCRIPTION OF A 11.307 ACRE PARCEL
FOR PETER SCHULER

Being a parcel of land situated in part of the Northeast Quarter of Section 11, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 11;

thence on an assumed bearing of N 89° 38' 20" E along the north line of said Section 11
a distance of 1162.89 feet, passing a found iron rod a distance of 1044.14 feet, to the
centerline of Taylor Run, referenced by a found iron rod situated S 89° 38' 20" W a
distance of 67.32 feet and being the **POINT OF BEGINNING** of the hereinafter
described parcel;

thence N 89° 38' 20" E along the north line of said Section 11 a distance of 498.50 feet to
a set iron rod marking the northwest corner of a parcel of land now or formerly owned by
John D. Hetzel, Jr. LE., Etal.;

thence S 02° 10' 55" E along the west line of said Hetzel parcel a distance of 290.47 feet
to the northeast corner of a parcel of land now or formerly owned by M.D. Gobs,
referenced by a found iron pipe situated N 88° 10' 40" E a distance of 4.18 feet.

thence S 88° 10' 40" W along the north line of said Gobs parcel a distance of 30.15 feet
to a found iron pipe marking the northwest corner of said Gobs parcel;

thence S 10° 09' 15" W along the west line of said Gobs parcel a distance of 759.62 feet
to a point marking the northeast corner of a parcel of land now or formerly owned by M.
R. Shaffer, referenced by a found iron rod situated N 64° 16' 07" W a distance of 0.07
feet;

thence N 64° 16' 07" W along the north line of said Shaffer parcel a distance of 244.36
feet to a found iron rod marking the northwest corner of said Shaffer parcel, passing a
found iron rod a distance of 0.07 feet;

thence S 17° 38' 30" W along the west line of said Shaffer parcel a distance of 175.00
feet to a found iron rod marking the centerline of Township Highway 11;

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(TRACY #2) (11.307A)

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thence N 64° 06' 40" W along the centerline of said Township Highway 11 a distance of 8.99 feet to a found iron rod in a monument box;

thence N 74° 37' 10" W along the centerline of said Township Highway 11 a distance of 390.75 feet to a set MAG nail marking the centerline of Taylor Run, referenced by a set iron rod situated N 07° 51' 58" E a distance of 84.76 feet;

thence N 49° 37' 17" E along the centerline of said Taylor Run a distance of 65.14 feet to a point, referenced by a set iron rod situated N 42° 19' 13" W a distance of 56.48 feet;

thence N 11° 48' 38" W along the centerline of said Taylor Run a distance of 59.64 feet to a point, referenced by a set iron rod situated S 57° 13' 27" W a distance of 30.71 feet;

thence N 57° 46' 06" E along the centerline of said Taylor Run a distance of 95.26 feet to a point, referenced by a set iron rod situated N 14° 14' 46" W a distance of 34.32 feet;

thence N 38° 19' 20" E along the centerline of said Taylor Run a distance of 416.48 feet to a point, referenced by a set iron rod situated N 75° 45' 41" W a distance of 29.05 feet;

thence N 06° 06' 33" E along the centerline of said Taylor Run a distance of 220.43 feet to a point, referenced by a set iron rod situated S 69° 51' 10" W a distance of 43.86 feet;

thence N 19° 47' 59" W along the centerline of said Taylor Run a distance of 256.07 feet to a point, referenced by a found iron rod situated N 53° 26' 49" W a distance of 84.37 feet;

thence N 00° 30' 34" W along the centerline of said Taylor Run a distance of 50.67 feet to the **POINT OF BEGINNING**.

Containing in all 11.307 acres of land, more or less, of which 0.181 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.

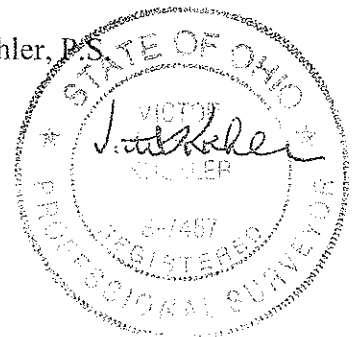
Bearings are assumed and are for angular measurement only.

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 September 2016.

Prior Deed References – OR 230, Page 2109; OR 230, Page 2113

16085-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
 N89°38'20"E DIST: 498.50
 PT: 2 N: 3.1418 E: 498.4901
 S2°10'55"E DIST: 290.47
 PT: 3 N: -287.1176 E: 509.5491
 S88°10'40"W DIST: 30.15
 PT: 4 N: -288.0763 E: 479.4144
 S10°09'15"W DIST: 759.62
 PT: 5 N: -1035.7983 E: 345.4954
 N64°16'07"W DIST: 244.36
 PT: 6 N: -929.7088 E: 125.3663
 S17°38'30"W DIST: 175.00
 PT: 7 N: -1096.4786 E: 72.3302
 N64°06'40"W DIST: 8.99
 PT: 8 N: -1092.5534 E: 64.2425
 N74°37'10"W DIST: 390.75
 PT: 9 N: -988.9152 E: -312.5130
 N49°37'17"E DIST: 65.14
 PT: 10 N: -946.7151 E: -262.8906
 N11°48'38"W DIST: 59.64
 PT: 11 N: -888.3377 E: -275.0975
 N57°46'06"E DIST: 95.26
 PT: 12 N: -837.5314 E: -194.5173
 N38°19'20"E DIST: 416.48
 PT: 13 N: -510.7879 E: 63.7351
 N6°06'33"E DIST: 220.43
 PT: 14 N: -291.6097 E: 87.1939
 N19°47'59"W DIST: 256.07
 PT: 15 N: -50.6780 E: 0.4545
 N0°30'34"W DIST: 50.67
 PT: 16 N: -0.0100 E: 0.0039

CLOSING BEARING/DISTANCE: N21°35'13"W DIST: 0.0107

MISCLOSURE: N: -0.0100 E: 0.0039

AREA: 11.307 ACRES



KOEHLER SURVEYING, INC.
P.O. BOX 28
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LEGAL DESCRIPTION OF A 23.467 ACRE PARCEL
FOR PETER SCHULER

Being a parcel of land situated in part of the Northeast Quarter of Section 11, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Beginning at a found stone marking the north quarter post of said Section 11 and being
the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 38' 20" E along the north line of said Section 11
and the south line of a parcel of land now or formerly owned by M. F. Cole, Trustee and
the south line of a parcel of land now or formerly owned by Gottfried Family Farm LLC.
a distance of 1162.89 feet to a point marking the centerline of Taylor Run, referenced by
a found iron rod situated S 89° 38' 20" W a distance of 67.32 feet and passing a found
iron rod a distance of 1044.14 feet ;

thence S 00° 30' 34" E along the centerline of said Taylor Run a distance of 50.67 feet to
a point, referenced by a found iron rod situated N 53° 26' 49" W a distance of 84.37 feet;

thence S 19° 47' 59" E along the centerline of said Taylor Run a distance of 256.07 feet
to a point, referenced by a set iron rod situated S 69° 51' 10" W a distance of 43.86 feet;

thence S 06° 06' 33" W along the centerline of said Taylor Run a distance of 220.43 feet
to a point, referenced by a set iron rod situated N 75° 45' 41" W a distance of 29.05 feet;

thence S 38° 19' 20" W along the centerline of said Taylor Run a distance of 416.48 feet
to a point, referenced by a set iron rod situated N 14° 14' 46" W a distance of 34.32 feet;

thence S 57° 46' 06" W along the centerline of said Taylor Run a distance of 95.26 feet
to a point, referenced by a set iron rod situated S 57° 13' 27" W a distance of 30.71 feet;

thence S 11° 48' 38" E along the centerline of said Taylor Run a distance of 59.64 feet to
a point, referenced by a set iron rod situated N 42° 19' 13" W a distance of 56.48 feet;

thence S 49° 37' 17" W along the centerline of said Taylor Run a distance of 65.14 feet
to a set MAG nail in the centerline of Township Highway 11, referenced by a set iron rod
situated N 07° 51' 58" E a distance of 84.76 feet;

thence N 74° 37' 10" W along the centerline of said Township Highway 11 a distance of 4.22 feet to a set MAG nail referenced by a set iron rod situated N 10° 42' 34" E a distance of 84.31 feet;

thence N 79° 38' 06" W along the centerline of said Township Highway 11 a distance of 460.26 feet to a found iron rod in a monument box;

thence S 79° 14' 20" W along the centerline of said Township Highway 11 a distance of 192.37 feet to a point, referenced by a found iron rod in a monument box situated S 79° 14' 20" W a distance of 4.01 feet.

thence N 00° 22' 59" W on a line and the east line of a parcel of land now or formerly owned by R. & A. Cole, JT a distance of 234.27 feet to a found iron pipe marking the northeast corner of said parcel, passing a found iron pipe a distance of 22.83 feet;

thence S 89° 37' 02" W along the north line of said Cole parcel a distance of 202.03 feet to a point marking the centerline of said Township Highway 11, passing a found iron pipe a distance of 198.82 feet;

thence N 00° 04' 42" W along the centerline of said Township Highway 11 a distance of 700.66 feet to the **POINT OF BEGINNING**.

Containing in all 23.467 acres of land, more or less, of which 0.628 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.

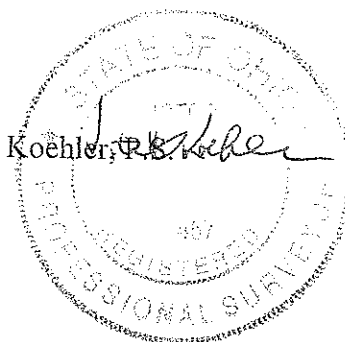
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.E. #7457, in September 2016.

Prior Deed References – OR 230, Page 2109; OR 230, Page 2113

16085-S

Tract 1



PT: 1 N: 0.0000 E: 0.0000
N89°38'20"E DIST: 1162.89
PT: 2 N: 7.3292 E: 1162.8669
S0°30'34"E DIST: 50.67
PT: 3 N: -43.3388 E: 1163.3174
S19°47'59"E DIST: 256.07
PT: 4 N: -284.2706 E: 1250.0569
S6°06'33"W DIST: 220.43
PT: 5 N: -503.4488 E: 1226.5980
S38°19'20"W DIST: 416.48
PT: 6 N: -830.1923 E: 968.3457
S57°46'06"W DIST: 95.26
PT: 7 N: -880.9986 E: 887.7654
S11°48'38"E DIST: 59.64
PT: 8 N: -939.3760 E: 899.9723
S49°37'17"W DIST: 65.14
PT: 9 N: -981.5760 E: 850.3500
N74°37'10"W DIST: 4.22
PT: 10 N: -980.4568 E: 846.2811
N79°38'06"W DIST: 460.26
PT: 11 N: -897.6476 E: 393.5318
S79°14'20"W DIST: 192.37
PT: 12 N: -933.5659 E: 204.5448
N0°22'59"W DIST: 234.27
PT: 13 N: -699.3011 E: 202.9786
S89°37'02"W DIST: 202.03
PT: 14 N: -700.6508 E: 0.9531
N0°04'42"W DIST: 700.66
PT: 15 N: 0.0086 E: -0.0048

CLOSING BEARING/DISTANCE: S29°31'43"E DIST: 0.0098

MISCLOSURE: N: 0.0086 E: -0.0048

AREA: 23.467 ACRES



REFERENCE SURVEY VOL. D
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2016