

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

**LEGAL DESCRIPTION OF A 77.995 ACRE PARCEL
FOR ALLAN THIEL & JEFF THIEL**

Being a parcel of land situated in part of the Northwest Quarter of Section 3 and part of the Northeast Quarter of Section 4, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 4;

thence on an assumed bearing of $N 89^\circ 45' 21'' E$ along the east-west half section line of said Section 4 a distance of 1383.30 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence $N 03^\circ 44' 00'' W$ on a line a distance of 2568.09 feet to a set iron rod marking the southerly line of a parcel of land now or formerly owned by New York Central Lines, LLC, passing a set iron rod a distance of 1368.09 feet;

thence $N 82^\circ 31' 58'' E$ along the southerly line of said New York Central Lines, LLC parcel a distance of 1460.01 feet to a point marking the east line of said Section 4 and the west line of said Section 3, referenced by a found iron rod situated $S 00^\circ 29' 04'' W$ a distance of 10.24 feet;

thence $N 82^\circ 29' 55'' E$ along the southerly line of said New York Central Lines, LLC a distance of 222.99 feet to a found iron rod marking the north line of said Section 3;

thence $N 89^\circ 41' 31'' E$ along the north line of said Section 3 a distance of 344.28 feet to a point on or near the centerline of Tymochtee Creek, passing a found iron rod a distance of 309.28 feet;

thence $S 47^\circ 52' 37'' E$ on or near the centerline of said Tymochtee Creek a distance of 163.04 feet to a point, referenced by a found iron rod situated $S 20^\circ 40' 03'' W$ a distance of 91.70 feet;

thence $S 04^\circ 37' 57'' E$ on or near the centerline of said Tymochtee Creek a distance of 90.92 feet to a point, referenced by a found iron rod situated $N 83^\circ 04' 27'' W$ a distance of 40.00 feet;

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77.995A

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thence S 46° 08' 04" W on or near the centerline of said Tymochtee Creek a distance of 119.27 feet to a point, referenced by a found iron rod situated N 27° 53' 04" E a distance of 98.97 feet;

thence S 86° 42' 26" W on or near the centerline of said Tymochtee Creek a distance of 326.34 feet to a point, referenced by a found iron rod situated S 86° 42' 26" W a distance of 100.00 feet;

thence S 70° 47' 23" W on or near the centerline of said Tymochtee Creek a distance of 90.52 feet to a point, referenced by a found iron rod situated N 30° 50' 15" W a distance of 28.00 feet;

thence S 47° 29' 25" W on or near the centerline of said Tymochtee Creek a distance of 90.50 feet to a point, referenced by a found iron rod situated S 31° 34' 31" W a distance of 100.00 feet;

thence S 31° 34' 31" W on or near the centerline of said Tymochtee Creek a distance of 256.94 feet to a point, referenced by a found iron rod situated N 73° 13' 51" W a distance of 51.19 feet;

thence S 20° 59' 24" W on or near the centerline of said Tymochtee Creek a distance of 240.58 feet to a point, referenced by a found iron rod situated S 74° 18' 06" E a distance of 60.02 feet;

thence S 00° 13' 56" W on or near the centerline of said Tymochtee Creek a distance of 207.04 feet to a point, referenced by a found iron rod situated S 55° 39' 17" E a distance of 35.05 feet;

thence S 09° 07' 54" E on or near the centerline of said Tymochtee Creek a distance of 391.82 feet to a point, referenced by a found iron rod situated S 85° 14' 36" E a distance of 45.00 feet;

thence S 24° 01' 31" W on or near the centerline of said Tymochtee Creek a distance of 511.64 feet to a point, referenced by a found iron rod situated S 54° 14' 30" E a distance of 50.05 feet;

thence S 07° 19' 39" E on or near the centerline of said Tymochtee Creek a distance of 239.94 feet to a point, referenced by a found iron rod situated N 52° 28' 44" E a distance of 64.95 feet;

thence S 36° 59' 45" E on or near the centerline of said Tymochtee Creek a distance of 24.38 feet to a point on or near the centerline of Sugar Run, referenced by a found iron rod situated S 42° 47' 48" E a distance of 45.06 feet;

thence S 03° 09' 01" W on or near the centerline of said Sugar Run a distance of 224.98 feet to a set iron rod;

thence S 39° 26' 04" W on or near the centerline of said Sugar Run a distance of 141.57 feet to a point, referenced by a found iron rod situated S 00° 16' 30" W a distance of 45.12 feet;

thence S 79° 13' 49" W on or near the centerline of said Sugar Run a distance of 359.91 feet to a point, referenced by a found iron rod situated S 00° 28' 24" W a distance of 18.08 feet;

thence S 54° 10' 03" W on or near the centerline of said Sugar Run a distance of 179.17 feet to a point, referenced by a found iron rod situated S 81° 12' 48" E a distance of 30.00 feet;

thence S 35° 10' 54" W on or near the centerline of said Sugar Run a distance of 148.07 feet to a point marking the east-west half section line of said Section 4, referenced by a set iron rod situated S 89° 45' 21" W a distance of 76.00 feet;

thence S 89° 45' 21" W along the east-west half section line of said Section 4 a distance of 401.22 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 76.00 feet.

Containing in all 77.995 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 January 2023.

Prior Deed References – OR 273, Page 2340 22098-S Tract 2-B



PT: 1 N: 0.0000 E: 0.0000
 N3°44'00"W DIST: 2568.0900
 PT: 2 N: 2562.6403 E: -167.2157
 N82°31'58"E DIST: 1460.0100
 PT: 3 N: 2752.3817 E: 1280.4125
 N82°29'55"E DIST: 222.9900
 PT: 4 N: 2781.4931 E: 1501.4941
 N89°41'31"E DIST: 344.2800
 PT: 5 N: 2783.3441 E: 1845.7691
 S47°52'37"E DIST: 163.0400
 PT: 6 N: 2673.9891 E: 1966.6969
 S4°37'57"E DIST: 90.9200
 PT: 7 N: 2583.3661 E: 1974.0400
 S46°08'04"W DIST: 119.2700
 PT: 8 N: 2500.7158 E: 1888.0501
 S86°42'26"W DIST: 326.3400
 PT: 9 N: 2481.9714 E: 1562.2489
 S70°47'23"W DIST: 90.5200
 PT: 10 N: 2452.1870 E: 1476.7693
 S47°29'25"W DIST: 90.5000
 PT: 11 N: 2391.0348 E: 1410.0561
 S31°34'31"W DIST: 256.9400
 PT: 12 N: 2172.1340 E: 1275.5176
 S20°59'24"W DIST: 240.5800
 PT: 13 N: 1947.5182 E: 1189.3406
 S0°13'56"W DIST: 207.0400
 PT: 14 N: 1740.4799 E: 1188.5015
 S9°07'54"E DIST: 391.8200
 PT: 15 N: 1353.6257 E: 1250.6848
 S24°01'31"W DIST: 511.6400
 PT: 16 N: 886.3112 E: 1042.3758
 S7°19'39"E DIST: 239.9400
 PT: 17 N: 648.3307 E: 1072.9780
 S36°59'45"E DIST: 24.3800
 PT: 18 N: 628.8589 E: 1087.6488
 S3°09'01"W DIST: 224.9800
 PT: 19 N: 404.2189 E: 1075.2850
 S39°26'04"W DIST: 141.5700
 PT: 20 N: 294.8770 E: 985.3605
 S79°13'49"W DIST: 359.9100
 PT: 21 N: 227.6234 E: 631.7899
 S54°10'03"W DIST: 179.1700
 PT: 22 N: 122.7342 E: 486.5310
 S35°10'54"W DIST: 148.0700
 PT: 23 N: 1.7122 E: 401.2174
 S89°45'21"W DIST: 401.2200
 PT: 24 N: 0.0024 E: 0.0011

CLOSING BEARING/DISTANCE: S23°46'13"W DIST: 0.0026

MISCELLANEOUS: N: 0.0024 E: 0.0011

AREA: 77.995 ACRES



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"2023"

TRACT 2-B
77.995 A

**KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 5.948 ACRE PARCEL
FOR ALLAN THIEL & JEFF THIEL**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of Section 33, T-2-S, R-13-E, the north line of said Section 4 and the centerline of County Highway 53 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 51' 26" E along the north line of said Section 4 and the centerline of said County Highway 53 a distance of 1158.56 feet to a set MAG nail;

thence S 03° 44' 00" E on a line a distance of 139.84 feet to a set iron rod marking the northerly line of a parcel of land now or formerly owned by the New York Central Lines, LLC., passing a set iron rod a distance of 30.07 feet;

thence S 82° 31' 58" W along the northerly line of said New York Central Lines, LLC. parcel a distance of 1198.63 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by T. Thiel, Etux.;

thence N 00° 30' 39" E along said T. Thiel, Etux. parcel a distance of 298.07 feet to a set MAG nail marking the north quarter post of said Section 4 and the centerline of said County Highway 53, passing a set iron rod a distance of 268.07 feet;

thence N 89° 33' 28" E along the north line of said Section 4 and the centerline of said County Highway 53 a distance of 18.15 feet to the **POINT OF BEGINNING**.

Containing in all 5.948 acres of land, more or less, of which 0.811 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.

REFERENCE SURVEY VOL. D
PAGE 681 IN THE TAX MAP OFFICE
"2025" Tract 1-A
5.948 A

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in January, 2023.

Prior Deed References – OR 273, Page 2340

22098-S Tract 1-A



PT: 1 N: 0.0000 E: 0.0000
S89°51'26"E DIST: 1158.5600
PT: 2 N: -2.8871 E: 1158.5564
S3°44'00"E DIST: 139.8400
PT: 3 N: -142.4303 E: 1167.6618
S82°31'58"W DIST: 1198.6300
PT: 4 N: -298.2030 E: -20.8031
N0°30'39"E DIST: 298.0700
PT: 5 N: -0.1449 E: -18.1456
N89°33'28"E DIST: 18.1500
PT: 6 N: -0.0048 E: 0.0039

CLOSING BEARING/DISTANCE: N38°43'39"W DIST: 0.0062

MISCLOSURE: N: -0.0048 E: 0.0039

AREA: 5.948 ACRES



REFERENCE SURVEY VOL. D
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"2023" Tract 1-A
5.948 A

**KOEHLER SURVEYING, INC.
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(419) 294-5388**

**LEGAL DESCRIPTION OF A 73.734 ACRE PARCEL
FOR ALLAN THIEL & JEFF THIEL**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 4 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 30' 39" E along the north-south half section line of said Section 4 a distance of 2412.06 feet to a set iron rod marking the southerly line of a parcel of land now or formerly owned by New York Central Lines, LLC.;

thence N 82° 31' 58" E along the southerly line of said New York Central Lines, LLC. parcel a distance of 1204.78 feet to a set iron rod;

thence S 03° 44' 00" E on a line a distance of 2568.09 feet to a set iron rod marking the east-west half section line of said Section 4, passing a set iron rod a distance of 1200.00 feet;

thence S 89° 45' 21" W along the east-west half section line of said Section 4 a distance of 1383.30 feet to the **POINT OF BEGINNING**.

Containing in all 73.734 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 January 2023.

Prior Deed References – OR 273, Page 2340

22098-S Tract 1-B

REFERENCE SURVEY VOL. D
PAGE 681 IN THE TAX MAP OFFICE
"2023" Tract 1-B
 73.734 A



PT: 1 N: 0.0000 E: 0.0000
N0°30'39"E DIST: 2412.0600
PT: 2 N: 2411.9641 E: 21.5050
N82°31'58"E DIST: 1204.7800
PT: 3 N: 2568.5361 E: 1216.0677
S3°44'00"E DIST: 2568.0900
PT: 4 N: 5.8958 E: 1383.2834
S89°45'21"W DIST: 1383.3000
PT: 5 N: 0.0009 E: -0.0041

CLOSING BEARING/DISTANCE: S77°19'23"E DIST: 0.0042

MISCLOSURE: PT: 5 N: 0.0009 E: -0.0041

AREA: 73.734 ACRES



REFERENCE SURVEY VOL. D
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1-B 13.734 A

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

**LEGAL DESCRIPTION OF A 1.687 ACRE PARCEL
FOR ALLAN THIEL & JEFF THIEL**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of Section 33, T-2-S, R-13-E, the north line of said Section 4 and the centerline of County Highway 53;

thence on an assumed bearing of S 89° 51' 26" E along the north line of said Section 4 and the centerline of said County Highway 53 a distance of 1158.56 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 03° 44' 00" E a distance of 30.07 feet;

thence continuing S 89° 51' 26" E along the north line of said Section 4 a distance of 1053.71 feet to a set iron rod marking the northerly line of a parcel of land now or formerly owned by the New York Central Lines, LLC.;

thence S 82° 31' 58" W along the northerly line of said New York Central Lines, LLC. parcel a distance of 1053.54 feet to a set iron rod;

thence N 03° 44' 00" W on a line a distance of 139.84 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 109.77 feet.

Containing in all 1.687 acres of land, more or less, of which 0.027 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 January, 2023.

Prior Deed References – OR 273, Page 2340

22098-S

Tract 2-A



(
TRACT 2-A
1.687 A)

REFERENCE SURVEY VOL. D

PAGE 681 IN THE TAX MAP OFFICE

"2023"

PT: 1 N: 0.0000 E: 0.0000
S89°51'26"E DIST: 1053.7100
PT: 2 N: -2.6258 E: 1053.7067
S82°31'58"W DIST: 1053.5400
PT: 3 N: -139.5428 E: 9.1014
N3°44'00"W DIST: 139.8400
PT: 4 N: 0.0005 E: -0.0040

CLOSING BEARING/DISTANCE: S83°10'22"E DIST: 0.0040

MISCLOSURE: N: 0.0005 E: -0.0040

AREA: 1.687 ACRES



REFERENCE SURVEY VOL. D
PAGE 681 IN THE TAX MAP OFFICE
TRACT Z-A "2023"
1.687A