

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

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**LEGAL DESCRIPTION OF A 16.871 ACRE PARCEL  
FOR PSD DEVELOPMENT, LLC**

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

Commencing at a found railroad spike marking the intersection of the centerlines of State  
Highway 199 and County Highway 4, referenced by a set iron rod situated  
N 39° 07' 42" W a distance of 97.07 feet;

thence on an assumed bearing of N 04° 36' 59" W along the centerline of said State  
Highway 199 a distance of 355.49 feet to a found MAG nail marking a corner of a parcel  
of land now or formerly owned by D. Merwine, Etux. and being the **POINT OF  
BEGINNING** of the hereinafter described parcel;

thence N 89° 48' 54" W along said D. Merwine, Etux. parcel a distance of 199.56 feet to  
a found iron rod marking a corner of said D. Merwine, Etux. parcel, passing a found iron  
rod a distance of 45.04 feet;

thence S 04° 37' 31" E along said D. Merwine, Etux. parcel a distance of 85.59 feet to a  
found iron rod marking a corner of said D. Merwine, Etux. parcel;

thence N 89° 53' 31" W along said D. Merwine, Etux. parcel a distance of 199.72 feet to  
a found iron rod marking a corner of a parcel of land now or formerly owned by B. & E.  
Seifert;

thence N 89° 50' 40" W along said B. & E. Seifert parcel and a parcel of land now or  
formerly owned by PSD Clean Fuels, LLC a distance of 773.39 feet to a found iron rod  
marking a corner of a parcel of land now or formerly owned by PSD Development, LLC;

thence N 00° 08' 18" E along said PSD Development LLC parcel a distance of 800.24  
feet to a set iron rod marking a corner of said PSD Development LLC parcel;

thence S 89° 50' 30" E along said PSD Development LLC parcel and a parcel of land  
now or formerly owned by J. Margison a distance of 700.78 feet to a found iron pipe  
marking the west line of a parcel of land now or formerly owned by L. & R. Walton,  
passing a found iron pipe a distance of 614.20 feet;

thence S 00° 08' 42" W along the west line of said L. & R. Walton parcel a distance of 297.27 feet to a found iron pipe marking a corner of said L. & R. Walton parcel;

thence S 89° 53' 45" E along said L. & R. Walton parcel a distance of 430.06 feet to a found railroad spike marking the centerline of said State Highway 199, passing a found iron pipe a distance of 390.20 feet;

thence S 04° 36' 59" E along the centerline of said State Highway 199 a distance of 60.20 feet to a found railroad spike marking a corner of a parcel of land now or formerly owned by D. Boes, Etux.;

thence N 89° 51' 08" W along said D. Boes parcel a distance of 199.62 feet to a found iron rod marking a corner of said D. Boes parcel, passing a found iron rod a distance of 44.94 feet;

thence S 04° 37' 31" E along said D. Boes parcel a distance of 179.53 feet to a found iron rod marking a corner of said D. Boes parcel;

thence S 89° 48' 22" E along said D. Boes parcel a distance of 199.60 feet to a found MAG nail marking the centerline of said State Highway 199, passing a found iron rod a distance of 154.68 feet;

thence S 04° 36' 59" E along the centerline of said State Highway 199 a distance of 179.53 feet to the **POINT OF BEGINNING**.

Containing in all 16.871 acres of land, more or less, of which 0.190 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.

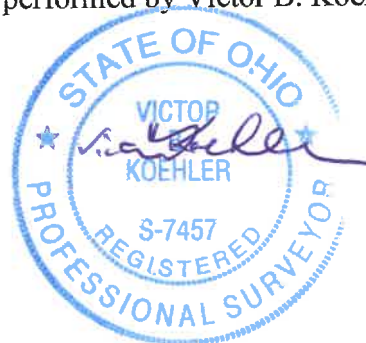
Bearings are assumed and are for angular measurement only.

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 May 2024.

Prior Deed References – OR 284, Page 553

24038-S



PT: 1 N: 0.0000 E: 0.0000  
N89°48'54"W DIST: 199.56  
PT: 2 N: 0.6446 E: -199.5590  
S4°37'31"E DIST: 85.59  
PT: 3 N: -84.6666 E: -192.6571  
N89°53'31"W DIST: 199.72  
PT: 4 N: -84.2900 E: -392.3767  
N89°50'40"W DIST: 773.39  
PT: 5 N: -82.1903 E: -1165.7639  
N0°08'18"E DIST: 800.24  
PT: 6 N: 718.0474 E: -1163.8318  
S89°50'30"E DIST: 700.78  
PT: 7 N: 716.1109 E: -463.0545  
S0°08'42"W DIST: 297.27  
PT: 8 N: 418.8418 E: -463.8068  
S89°53'45"E DIST: 430.06  
PT: 9 N: 418.0599 E: -33.7475  
S4°36'59"E DIST: 60.20  
PT: 10 N: 358.0552 E: -28.9024  
N89°51'08"W DIST: 199.62  
PT: 11 N: 358.5701 E: -228.5217  
S4°37'31"E DIST: 179.53  
PT: 12 N: 179.6247 E: -214.0446  
S89°48'22"E DIST: 199.60  
PT: 13 N: 178.9493 E: -14.4458  
S4°36'59"E DIST: 179.53  
PT: 14 N: 0.0017 E: 0.0035

CLOSING BEARING/DISTANCE: S63°56'22"W DIST: 0.0039

MISCLOSURE: N: 0.0017 E: 0.0035

AREA: 16.871 ACRES



REFERENCE SURVEY VOL. D  
PAGE 697 IN THE TAX MAP OFFICE

"2024"