

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

**LEGAL DESCRIPTION OF A 16.000 ACRE PARCEL
FOR DAN REID**

Being a parcel of land situated in part of the Southeast Quarter of Section 33, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the south quarter post of said Section 33; thence on an assumed bearing of N 89° 01' 53" E along the south line of said Section 33 a distance of 28.79 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 03' 46" W on a line a distance of 183.88 feet to a set iron rod;

thence N 89° 01' 53" E on a line a distance of 233.25 feet to a set iron rod;

thence N 02° 21' 08" W on a line a distance of 845.88 feet to a set iron rod;

thence N 89° 01' 53" E on a line a distance of 542.26 feet to set MAG nail marking the centerline of County Highway 119, passing a set iron rod a distance of 511.64 feet;

thence S 12° 29' 17" E along the centerline of County Highway 119 a distance of 1022.10 feet to a found monument box;

thence S 06° 52' 49" E along the centerline of County Highway 119 a distance of 28.13 feet to a found MAG nail marking the south line of said Section 33;

thence S 89° 01' 53" W along the south line of said Section 33 a distance of 965.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 30.16 feet.

Containing in all 16.000 acres of land, more or less, of which 0.723 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.

REFERENCE SURVEY VOL. D
PAGE 701 IN THE TAX MAP OFFICE
2024 Tract 3

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October 2024.

Prior Deed References – OR 257, Page 1359; OR 278 Page 1627.

24123-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
N0°03'46"W DIST: 183.88
PT: 2 N: 183.8799 E: -0.2015
N89°01'53"E DIST: 233.25
PT: 3 N: 187.8229 E: 233.0152
N2°21'08"W DIST: 845.88
PT: 4 N: 1032.9902 E: 198.2982
N89°01'53"E DIST: 542.26
PT: 5 N: 1042.1569 E: 740.4807
S12°29'17"E DIST: 1022.10
PT: 6 N: 44.2386 E: 961.4956
S6°52'49"E DIST: 28.13
PT: 7 N: 16.3112 E: 964.8654
S89°01'53"W DIST: 965.00
PT: 8 N: -0.0018 E: 0.0033

CLOSING BEARING/DISTANCE: N61°46'16"W DIST: 0.0038

MISCLOSURE: N: -0.0018 E: 0.0033

AREA: 16.000 ACRES

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2024 Tract 3



**KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 66.323 ACRE PARCEL
FOR DAN REID**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 33, T-3-S, R-14-E, and part of the Northwest Quarter of Section 4, T-4-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the south quarter post of said Section 33 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 16' 40" W along the south line of said Section 33 a distance of 243.79 feet to a set iron rod;

thence S 01° 32' 13" W on a line a distance of 658.62 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by F. & R. Arnold, Trustees;

thence S 89° 09' 35" W along the north line of said F. & R. Arnold, Trustees parcel a distance of 1061.16 feet to a found post marking a corner of said F. & R. Arnold Trustees parcel, passing a found iron rod a distance of 1059.16 feet;

thence N 00° 23' 12" E along said F. & R. Arnold Trustees parcel and a parcel of land now or formerly owned by R. Frisch a distance of 1984.96 feet to a found iron rod marking a corner of said R. Frisch parcel;

thence N 88° 47' 08" E along said R. Frisch parcel and parcels of land now or formerly owned by L. Shuster, Etal and R. McKinniss a distance of 2010.62 feet to found monument box marking the centerline of County Highway 119;

thence S 12° 29' 17" E along the centerline of said County Highway 119 a distance of 315.33 feet to a set MAG nail;

thence S 89° 01' 53" W on a line a distance of 542.26 feet to a set iron rod, passing a set iron rod a distance of 30.62 feet;

thence S 02° 21' 08" E on a line a distance of 845.88 feet to a set iron rod;

thence S 89° 01' 53" W on a line a distance of 233.25 feet to a set iron rod;

thence S 00° 03' 46" E on a line a distance of 183.88 feet to a set iron rod;

thence S 89° 01' 53" W on a line a distance of 28.79 feet to the **POINT OF BEGINNING**.

Containing in all 66.323 acres of land, more or less, of which 0.217 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 October 2024.

Prior Deed References – OR 257, Page 1359; OR 278 Page 1627

24123-S Tract 4



PT: 1 N: 0.0000 E: 0.0000
S89°16'40"W DIST: 243.79
PT: 2 N: -3.0729 E: -243.7706
S1°32'13"W DIST: 658.62
PT: 3 N: -661.4560 E: -261.4358
S89°09'35"W DIST: 1061.16
PT: 4 N: -677.0180 E: -1322.4817
N0°23'12"E DIST: 1984.96
PT: 5 N: 1307.8968 E: -1309.0861
N88°47'08"E DIST: 2010.62
PT: 6 N: 1350.5108 E: 701.0823
S12°29'17"E DIST: 315.33
PT: 7 N: 1042.6412 E: 769.2680
S89°01'53"W DIST: 542.26
PT: 8 N: 1033.4745 E: 227.0855
S2°21'08"E DIST: 845.88
PT: 9 N: 188.3072 E: 261.8025
S89°01'53"W DIST: 233.25
PT: 10 N: 184.3642 E: 28.5858
S0°03'46"E DIST: 183.88
PT: 11 N: 0.4843 E: 28.7873
S89°01'53"W DIST: 28.79
PT: 12 N: -0.0024 E: 0.0014

CLOSING BEARING/DISTANCE: N30°43'42"W DIST: 0.0028

MISCLOSURE: N: -0.0024 E: 0.0014

AREA: 66.323 ACRES



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Tract 4 2024

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 9.924 ACRE PARCEL
FOR DAN REID**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 4, T-4-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the south quarter post of Section 33, Pitt Township;

thence on an assumed bearing of N 89° 01' 53" E on a line a distance of 993.79 feet to a found MAG nail marking the centerline of County Highway 119, passing a set iron rod a distance of 28.79 feet and a found iron rod a distance of 963.63 feet;

thence S 06° 52' 49" E along the centerline of said County Highway 119 a distance of 331.73 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 89° 09' 35" W a distance of 30.17 feet;

thence S 06° 52' 49" E along the centerline of said County Highway 119 a distance of 331.73 feet to a found monument box marking a corner of a parcel of land now or formerly owned by F. & R. Arnold Trustees;

thence S 89° 09' 35" W along the north line of said F. & R. Arnold Trustees parcel a distance of 1334.70 feet to a set iron rod;

thence N 01° 32' 13" E on a line a distance of 330.17 feet to set iron rod;

thence N 89° 09' 35" E on a line a distance of 1286.10 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1255.93 feet.

Containing in all 9.924 acres of land, more or less, of which 0.228 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.

REFERENCE SURVEY VOL. D
PAGE 701 IN THE TAX MAP OFFICE
2024 Tract 1

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 October 2024.

Prior Deed References – OR 257, Page 1359; OR 258, Page 1130; OR 278, Page 1624; OR 278, Page 1627

24123-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S6°52'49"E DIST: 331.73
PT: 2 N: -329.3411 E: 39.7396
S89°09'35"W DIST: 1334.70
PT: 3 N: -348.9146 E: -1294.8168
N1°32'13"E DIST: 330.17
PT: 4 N: -18.8634 E: -1285.9612
N89°09'35"E DIST: 1286.10
PT: 5 N: -0.0026 E: 0.0005

CLOSING BEARING/DISTANCE: N11°19'01"W DIST: 0.0026

MISCLOSURE: N: -0.0026 E: 0.0005

AREA: 9.924 ACRES



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2024 Tract 1

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**LEGAL DESCRIPTION OF A 9.519 ACRE PARCEL
FOR DAN REID**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 4, T-4-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the south quarter post of Section 33, Pitt Township and being the **POINT OF BEGINNING** on the hereinafter described parcel;

thence on an assumed bearing of N 89° 01' 53" E along the north line of said Section 4 a distance of 993.79 feet to a found MAG nail marking the centerline of County Highway 119, passing a set iron rod a distance of 28.79 feet and a found iron rod a distance of 963.63 feet;

thence S 06° 52' 49" E along the centerline of said County Highway 119 a distance of 331.73 feet to a set MAG nail;

thence S 89° 09' 35" W on a line a distance of 1286.10 feet to a set iron rod, passing a set iron rod a distance of 30.17 feet;

thence N 01° 32' 13" E on a line a distance of 328.45 feet to set iron rod marking the north line of said Section 4;

thence N 89° 16' 40" E along the north line of said Section 4 a distance of 243.79 feet to the **POINT OF BEGINNING**.

Containing in all 9.519 acres of land, more or less, of which 0.228 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 October 2024.

Prior Deed References – OR 257, Page 1359; OR 258, Page 1130; OR 278, Page 1624;
OR 278, Page 1627

24123-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°01'53"E DIST: 993.79
PT: 2 N: 16.7997 E: 993.6480
S6°52'49"E DIST: 331.73
PT: 3 N: -312.5414 E: 1033.3876
S89°09'35"W DIST: 1286.10
PT: 4 N: -331.4022 E: -252.5741
N1°32'13"E DIST: 328.45
PT: 5 N: -3.0704 E: -243.7645
N89°16'40"E DIST: 243.79
PT: 6 N: 0.0026 E: 0.0061

CLOSING BEARING/DISTANCE: S67°05'26"W DIST: 0.0066

MISCLOSURE: N: 0.0026 E: 0.0061

AREA: 9.519 ACRES



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