

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 3.638 ACRE PARCEL
FOR MB FARMS, LLC**

Being a parcel of land situated in part of the Southeast Quarter of Section 6, T-4-S,
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the southeast corner of said Section 6;

thence on an assumed bearing of S 89° 23' 19" W along the south line of said Section 6
and the centerline of County Highway 74 a distance of 396.95 feet to a set MAG nail
marking a corner of a parcel of land now or formerly owned by The Mennel Milling
Company and being the **POINT OF BEGINNING** of the hereinafter described parcel,
referenced by a found iron pipe situated N 00° 43' 57" W a distance of 19.03 feet;

thence continuing S 89° 23' 19" W along the south line of said Section 6 and the
centerline of County Highway 74 a distance of 349.30 feet to a set MAG nail marking a
corner of a parcel of land now or formerly owned by J. Pendergast, Etal, referenced by a
set iron rod situated N 00° 28' 07" E a distance of 20.00 feet;

thence N 00° 28' 07" E along said Pendergast, Etal parcel, extended, a distance of 460.08
feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 89° 23' 19" E on a line a distance of 339.66 feet to a set iron rod;

thence S 00° 43' 57" E on a line and along said The Mennel Milling Company parcel a
distance of 460.00 feet to the **POINT OF BEGINNING**, passing two found iron pipes at
distances of 36.96 feet and 440.97 feet respectively.

Containing in all 3.638 acres of land, more or less, of which 0.160 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 December 2018.

Prior Deed References – DV 208, Page 642

18167-S



PT: 1 N: 0.0000 E: 0.0000
S89°23'19"W DIST: 349.30
PT: 2 N: -3.7272 E: -349.2801
N0°28'07"E DIST: 460.08
PT: 3 N: 456.3374 E: -345.5173
N89°23'19"E DIST: 339.66
PT: 4 N: 459.9617 E: -5.8766
S0°43'57"E DIST: 460.00
PT: 5 N: -0.0007 E: 0.0041

CLOSING BEARING/DISTANCE: N80°56'08"W DIST: 0.0042

MISCLOSURE: N: -0.0007 E: 0.0041

AREA: 3.638 ACRES



REFERENCE SURVEY VOL. B
PAGE 203 IN THE TAX MAP OFFICE
"2019"