

KOEHLER SURVEYING, INC.
P.O. BOX 28
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LEGAL DESCRIPTION OF A 15.785 ACRE PARCEL
FOR SCENIC RIVER FARMS, LLC

Being a parcel of land situated in part of the Northeast Quarter of Section 21, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 21 and the centerline of Township Highway 121;

thence on an assumed bearing of N 00° 01' 50" E along the north-south half section line of said Section 21 and the centerline of said Township Highway 121 a distance of 40.00 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° 53' 11" E a distance of 30.00 feet;

thence continuing N 00° 01' 50" E along the north-south half section line of said Section 21 and the centerline of said Township Highway 121 a distance of 842.77 feet to a found MAG nail marking the southwest corner of a parcel of land now or formerly owned by T. Bay, Etux., referenced by a found iron rod situated S 89° 58' 10" E a distance of 30.00 feet;

thence S 89° 58' 10" E along the south line of said T. Bay, Etux. parcel a distance of 609.91 feet to a found iron rod marking a corner of said T. Bay, Etux. parcel, passing the aforementioned found iron rod a distance of 30.00 feet;

thence N 59° 45' 12" E along the south line of said T. Bay, Etux. parcel a distance of 220.11 feet to a found iron rod marking the southeast corner of said T. Bay, Etux. parcel;

thence S 00° 16' 10" E on a line a distance of 954.93 feet to a set iron rod;

thence N 89° 53' 11" W on a line a distance of 805.00 feet to the **POINT OF BEGINNING**, passing the aforementioned set iron rod a distance of 775.00 feet.

Containing in all 15.785 acres of land, more or less, of which 0.580 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 January 2019.

Prior Deed References – OR 240, Page 1140

18178-S



PT: 1 N: 0.0000 E: 0.0000
N0°01'50"E DIST: 842.77
PT: 2 N: 842.7699 E: 0.4494
S89°58'10"E DIST: 609.91
PT: 3 N: 842.4446 E: 610.3594
N59°45'12"E DIST: 220.11
PT: 4 N: 953.3192 E: 800.5046
S0°16'10"E DIST: 954.93
PT: 5 N: -1.6002 E: 804.9954
N89°53'11"W DIST: 805.00
PT: 6 N: -0.0040 E: -0.0030

CLOSING BEARING/DISTANCE: N37°31'28"E DIST: 0.0050

MISCLOSURE: N: -0.0040 E: -0.0030

AREA: 15.785 ACRES



REFERENCE SURVEY VOL. B

PAGE 205 IN THE TAX MAP OFFICE

"2019"