

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

LEGAL DESCRIPTION OF A 4.671 ACRE PARCEL
FOR KALMBACH FEED, INC.

Being a parcel of land situated in part of the Northeast Quarter of Section 29, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of State
Route 53 and Township Highway 29 and being the **POINT OF BEGINNING**,
referenced by a set iron rod situated S 44° 45' 48" W a distance of 37.27 feet;

thence on an assumed bearing of S 02° 38' 32" W along the centerline of State Route 53
a distance of 880.16 feet to a set MAG nail;

thence N 87° 22' 08" W a distance of 241.33 feet to a set iron rod on a easterly line of a
parcel of land currently owned by Pfeifer Farms, Inc., passing a set iron rod a distance of
25.00 feet;

thence N 02° 48' 01" E along said line a distance of 814.22 feet to a set MAG nail on the
centerline of Township Highway 29, passing a set iron rod a distance of 793.46 feet;

thence N 77° 12' 47" E along said centerline a distance of 248.02 feet to the **POINT OF
BEGINNING**.

Containing in all 4.671 acres of land, more or less, of which 0.616 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, 2003.

Prior Deed Reference – Volume 208, Page 142.

02183-S (222)

parcel #1

REFERENCE SURVEY VOL. C
PAGE 676 IN THE TAX MAP OFFICE

PARCEL #1 (4.671A)

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

**LEGAL DESCRIPTION OF A 1.862 ACRE PARCEL
FOR KALMBACH FEED, INC.**

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 29, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of State Route 53 and Township Highway 29, referenced by a set iron rod situated S 44° 45' 48" W a distance of 37.27 feet;

thence on an assumed bearing of S 02° 38' 32" W along the centerline of State Route 53 a distance of 880.16 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 87° 22' 08" W a distance of 25.00 feet;

thence continuing S 02° 38' 32" W along said centerline a distance of 304.84 feet to a set MAG nail marking a corner of a parcel of land currently owned by Pfeifer Farms, Inc.;

thence N 87° 22' 08" W along a line of said Pfeifer parcel a distance of 298.00 feet to a set iron rod marking a corner of said Pfeifer parcel, passing a set iron rod a distance of 25.00 feet;

thence N 03° 09' 19" E along a line of said Pfeifer parcel a distance of 134.00 feet to a set iron rod marking a corner of said Pfeifer parcel;

thence S 86° 50' 41" E along a line of said Pfeifer parcel a distance of 55.00 feet to a set iron rod marking a corner of said Pfeifer parcel;

thence N 02° 48' 01" E along a line of said Pfeifer parcel a distance of 171.35 feet to a set iron rod;

thence S 87° 22' 08" E a distance of 241.33 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 216.33 feet.

Containing in all 1.862 acres of land, more or less, of which 0.175 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, 2003.

Prior Deed Reference – Volume 208, Page 142.
02183-S (222) parcel #2

REFERENCE SURVEY VOL. C
PAGE 676 IN THE TAX MAP OFFICE
PARCEL # 2 (1.862 A)