

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

**LEGAL DESCRIPTION OF A 28.998 ACRE PARCEL**  
**FOR JEFFREY H. NEAL**

Being a parcel of land situated in part of the Northeast Quarter of Section 16, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 16;

thence on an assumed bearing of S 00° 50' 37" W along the centerline of Township Highway 148 a distance of 1895.10 feet to a set MAG marking a southeasterly corner of a parcel of land currently owned by Brause Brothers, LLC and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 88° 01' 28" W a distance of 20.00 feet;

thence continuing S 00° 50' 37" W along said centerline a distance of 711.40 feet to a set MAG nail on the northerly line of the Wheeling and Lake Erie Railroad;

thence N 88° 55' 21" W along said line a distance of 2194.68 feet to a found iron rod marking the southeast corner of a parcel of land currently owned by R. Kimmitt, et al;

thence N 00° 21' 43" E along the east line of said Kimmitt parcel a distance of 432.68 feet to a point on or near the centerline of an open ditch referenced by a set iron rod situated N 00° 21' 43" E a distance of 9.00 feet;

thence S 70° 52' 06" E on or near the centerline of said open ditch a distance of 218.73 feet to a point marking the southwesterly corner of the aforementioned Brause Brothers, LLC parcel, referenced by a found iron rod situated N 09° 29' 23" E a distance of 8.04 feet;

thence S 75° 04' 02" E along a southerly line of said Brause Brothers, LLC parcel and on or near the centerline of said open ditch a distance of 398.21 feet to a point marking a corner of said parcel;

thence N 44° 45' 05" E along a southerly line of said Brause Brothers, LLC parcel a distance of 635.83 feet to a found iron rod marking a corner of said parcel, passing a found iron rod for reference a distance of 9.22 feet;

thence S 88° 01' 28" E along a southerly line of said Brause Brothers, LLC parcel a distance of 1163.93 feet to the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 1143.93 feet.

REFERENCE SURVEY VOL. C  
 PAGE 1206 IN THE TAX MAP OFFICE

TRACT 1 28.998 Acre

Containing in all 28.998 acres of land, more or less, of which 0.327 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 July, 2009.

Prior Deed Reference – Volume 188, Page 801.

09068-S

Tract 1

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

**LEGAL DESCRIPTION OF A 50.472 ACRE PARCEL**  
**FOR JEFFREY H. NEAL**

Being a parcel of land situated in part of the Northeast Quarter of Section 16, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 16;

thence on an assumed bearing of S 00° 50' 37" W along the centerline of Township Highway 148 a distance of 682.89 feet to a set MAG and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 89° 36' 13" W a distance of 20.00 feet;

thence continuing S 00° 50' 37" W along said centerline a distance of 1172.21 feet to a found MAG nail marking the northeasterly corner of a parcel of land currently owned by Brause Brothers, LLC .

thence N 88° 01' 28" W along a northerly line of said Brause Brothers, LLC parcel a distance of 1643.67 feet to a found iron rod marking a corner of said parcel, passing a found iron rod for reference a distance of 20.00 feet;

thence S 06° 36' 17" W along a line of said Brause Brothers, LLC parcel a distance of 128.35 feet to a found iron rod marking a corner of said parcel;

thence N 79° 56' 42" W along a line of said Brause Brothers, LLC parcel a distance of 288.02 feet to a found iron rod marking a corner of said parcel;

thence S 09° 29' 23" W along a line of said Brause Brothers, LLC parcel a distance of 339.09 feet to a point on or near the centerline of an open ditch marking a corner of said parcel, passing a found iron rod for reference a distance of 325.05 feet;

thence N 70° 52' 06" W on or near the centerline of said open ditch a distance of 218.73 feet to a point on the east line of a parcel of land currently owned by R. Kimmell.

thence N 00° 21' 43" E along the east line of said Kimmell parcel a distance of 863.22 feet to a set iron rod;

thence N 88° 04' 29" E a distance of 479.70 feet to a set iron rod;

thence N 65° 57' 31" E a distance of 342.15 feet to a set iron rod;

thence N 07° 25' 50" W a distance of 424.10 feet to a set iron rod;

REFERENCE SECTION  
 PAGE 1006 C  
 MAP OFFICE

TRACT 2 50.472 A.

thence N 89° 36' 13" E a distance of 1477.40 feet to the **POINT OF BEGINNING**,  
passing a found iron rod for reference a distance of 1457.40 feet.

Containing in all 50.472 acres of land, more or less, of which 0.538 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 July, 2009.

Prior Deed Reference – Volume 188, Page 801.

09068-S

Tract 2