

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

LEGAL DESCRIPTION OF A 10.781 ACRE PARCEL
FOR THE MIRIAM VENT ESTATE

Being a parcel of land situated in part of the Southeast Quarter of Section 12, T-3-S,
R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the Southeast Corner said Section 12 and being
the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 58' 14" W along the centerline of Township
Highway 58 a distance of 565.00 feet to a found nail marking the southeast corner of a
parcel of land currently owned by B. Vent;

thence N 01° 31' 41" W along the east line of said B. Vent parcel a distance of 402.23
feet to a found iron rod marking the northeast corner of said parcel, passing a found iron
rod for reference a distance of 20.01 feet;

thence S 89° 58' 14" W along the north line of said B. Vent parcel a distance of 334.92
feet to a point on the east line of a parcel of land currently owned by S. Dickinson,
Trustee, marking the northwest corner of said B. Vent parcel, passing a found iron rod for
reference a distance of a distance of 325.00 feet;

thence N 01° 31' 31" W along the east line of said Dickinson, Trustee parcel a distance of
226.05 feet to a set iron rod;

thence N 88° 28' 29" E a distance of 786.05 feet to a set iron rod on the west line of a
parcel of land currently owned by D. Quail;

thence S 01° 32' 53" E along the west line of said Quail parcel a distance of 169.67 feet
to a found iron pipe marking the southwest corner of said Quail parcel;

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(TRACT 2) (16.781A)

thence N 89° 59' 22" E along the south line of said Quail parcel a distance of 213.57 feet to a found railroad spike on the centerline of County Highway 95 marking the southeast corner of said Quail parcel;

thence S 01° 26' 31" E along said centerline a distance of 479.10 feet to the POINT OF BEGINNING.

Containing in all 10.781 acres of land, more or less, of which 0.569 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. Kochler, P.S. #7437, in October, 2011.

Prior Deed Reference - Volume 172, Page 119; Volume 192, Page 851;
Volume 198, Page 663.

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Tract 2

KOELLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5386

LEGAL DESCRIPTION OF A 14.374 ACRE PARCEL
FOR THE MIRIAM VENT ESTATE

Being a parcel of land situated in part of the Southeast Quarter of Section 12, T-3-S,
R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the Southeast Corner said Section 12;

thence on an assumed bearing of N 01° 31' 31" W along the centerline of County
Highway 95 a distance of 1070.09 feet to a set MAG nail marking the northeast corner of
a 0.63 acre parcel of land currently owned by J. Sleeper;

thence S 89° 58' 14" W along the north line of said 0.63 acre parcel a distance of 149.50
feet to a set iron rod marking the northwest corner of said parcel, passing a set iron rod
for reference a distance of 25.01 feet;

thence S 01° 31' 31" E along the west line of said 0.63 acre parcel a distance of 182.95
feet to a set iron rod on the north line of a parcel of land currently owned by D. Quail
marking the southwest corner of said 0.63 acre parcel;

thence S 89° 59' 09" W along the north line of said Quail parcel a distance of 64.70 feet
to a found iron pipe marking the northwest corner of said parcel;

thence S 01° 32' 33" E along the west line of said Quail parcel a distance of 228.32 feet
to a set iron rod;

thence S 88° 25' 29" W a distance of 756.05 feet to a set iron rod on the east line of a
parcel of land currently owned by S. Dickinson, Trustee;

thence N 01° 31' 31" W along the east line of said S. Dickinson, Trustee parcel a distance
of 717.29 feet to a set iron rod on the south line of a parcel of land currently owned by
MET Farms, LLC marking the northeast corner of said Dickinson, Trustee parcel;

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(TRACT #) (14.374A)

thence S 90° 00' 00" E along the south line of said MET Farms parcel and the south line of a parcel of land currently owned by M. Thiel, et ux a distance of 999.95 feet to a point on the centerline of County Highway 95 marking the southeast corner of said Thiel parcel, passing a set iron rod for reference a distance of 974.94 feet and a found railroad spike a distance of 999.84 feet.

thence S 01° 30' 31" E along said centerline a distance of 275.00 feet to the **POINT OF BEGINNING**.

Containing in all 14.674 acres of land, more or less, of which 0.158 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 R. Kozher, P.S. #7457, in October, 2011.

Prior Deed Reference -- Volume 172, Page 119; Volume 192, Page 851.
Volume 198, Page 863.

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Tract 1