

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

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**LEGAL DESCRIPTION OF A 0.906 ACRE PARCEL  
FOR DEAN SCHILLING**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 17 and the intersection of the centerlines of County Highway 44 and County Highway 134;

thence on an assumed bearing of S 00° 05' 00" W along the west line of said Section 17 and the centerline of said County Highway 134 a distance of 1562.80 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° 55' 00" E a distance of 20.00 feet;

thence S 89° 55' 00" E on a line a distance of 211.25 feet to a set iron rod, passing two set iron rods at distances of 20.00 feet and 133.00 feet respectively;

thence S 00° 05' 00" W on a line a distance of 181.00 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by Eden Stock Farm, LLC;

thence N 89° 55' 00" W along the north line of said Eden Stock Farm, LLC parcel a distance of 128.25 feet to a set iron rod, passing a found iron rod a distance of 78.25 feet;

thence S 60° 09' 07" W on a line a distance of 38.08 feet to a set iron rod;

thence N 89° 55' 00" W on a line a distance of 50.00 feet to a set MAG nail marking the west line of said Section 17 and the centerline of County Highway 134, passing a set iron rod a distance of 30.00 feet;

thence N 00° 05' 00" E along the west line of said Section 17 and the centerline of said County Highway 134 a distance of 200.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.906 acres of land, more or less, of which 0.092 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.

REFERENCE SURVEY VOL. C  
PAGE 1742 IN THE TAX MAP OFFICE  
*Combo Tract (D. 906A) "2019"*

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 October 2019.

Prior Deed References – OR 132, Page 586, OR 87, Page 279, OR 82, Page 225, OR 226,  
Page 1076, OR 226, Page 1073

19186-S      Combo Legal



PT: 1 N: 0.0000 E: 0.0000  
S89°55'00"E DIST: 211.25  
PT: 2 N: -0.3073 E: 211.2498  
S0°05'00"W DIST: 181.00  
PT: 3 N: -181.3071 E: 210.9865  
N89°55'00"W DIST: 128.25  
PT: 4 N: -181.1205 E: 82.7367  
S60°09'07"W DIST: 38.08  
PT: 5 N: -200.0730 E: 49.7080  
N89°55'00"W DIST: 50.00  
PT: 6 N: -200.0003 E: -0.2919  
N0°05'00"E DIST: 200.00  
PT: 7 N: -0.0005 E: -0.0010

CLOSING BEARING/DISTANCE: N64°16'18"E DIST: 0.0011

MISCLOSURE: N: -0.0005 E: -0.0010

AREA: 0.906 ACRES



REFERENCE SURVEY VOL. C

PAGE 1742

IN THE TAX MAP OFFICE

"2019"

**KOEHLER SURVEYING, INC.**  
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**LEGAL DESCRIPTION OF A 0.044 ACRE PARCEL  
FOR DEAN SCHILLING**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 17 and the intersection of the centerlines of County Highway 44 and County Highway 134;

thence on an assumed bearing of S 00° 05' 00" W along the west line of said Section 17 and the centerline of said County Highway 134 a distance of 1738.80 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by D. Schilling, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel referenced by a found iron rod situated S 89° 55' 00" E a distance of 20.00 feet;

thence S 89° 55' 00" E along said D. Schilling, Etux. parcel a distance of 133.00 feet to a found iron rod marking a line of a parcel of land now or formerly owned by Eden Hectares, LLC, passing the aforementioned found iron rod a distance of 20.00 feet;

thence S 00° 05' 00" W along said Eden Hectares, LLC parcel a distance of 5.00 feet to a found iron rod marking the north line of a parcel of land now or formerly owned by Eden Stock Farm, LLC;

thence N 89° 55' 00" W on a line a distance of 50.00 feet to a set iron rod;

thence S 60° 09' 07" W on a line a distance of 38.08 feet to a set iron rod;

thence N 89° 55' 00" W on a line a distance of 50.00 feet to a set MAG nail marking the west line of said Section 17 and the centerline of said County Highway 134, passing a set iron rod a distance of 30.00 feet;

thence N 00° 05' 00" E along the west line of said Section 17 and the centerline of said County Highway 134 a distance of 24.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.044 acres of land, more or less, of which 0.011 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.

REFERENCE SURVEY VOL. 6

PAGE 1742

IN THE TAX MAP OFFICE

Tract 3(0.044A)

"2019"

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 October 2019.

Prior Deed References – OR 226, Page 1073.

19186-S      Tract 3

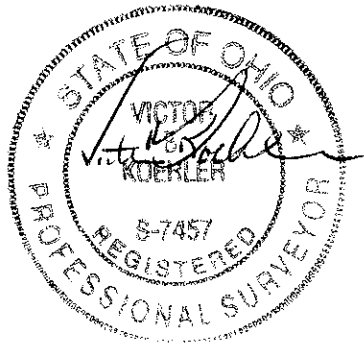


PT: 1 N: 0.0000 E: 0.0000  
S89°55'00"E DIST: 133.00  
PT: 2 N: -0.1934 E: 132.9999  
S0°05'00"W DIST: 5.00  
PT: 3 N: -5.1934 E: 132.9926  
N89°55'00"W DIST: 50.00  
PT: 4 N: -5.1207 E: 82.9926  
S60°09'07"W DIST: 38.08  
PT: 5 N: -24.0732 E: 49.9640  
N89°55'00"W DIST: 50.00  
PT: 6 N: -24.0005 E: -0.0359  
N0°05'00"E DIST: 24.00  
PT: 7 N: -0.0005 E: -0.0010

CLOSING BEARING/DISTANCE: N64°16'18"E DIST: 0.0011

MISCLOSURE: N: -0.0005 E: -0.0010

AREA: 0.044 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1742 IN THE TAX MAP OFFICE

"2019"

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**LEGAL DESCRIPTION OF A 0.325 ACRE PARCEL  
FOR DEAN SCHILLING**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 17 and the intersection of the centerlines of County Highway 44 and County Highway 134;

thence on an assumed bearing of S 00° 05' 00" W along the west line of said Section 17 and the centerline of said County Highway 134 a distance of 1562.80 feet to a set MAG nail, referenced by a set iron rod situated S 89° 55' 00" E a distance of 20.00 feet;

thence S 89° 55' 00" E on a line a distance of 133.00 feet to a set iron rod marking a line of a parcel of land now or formerly owned by Eden Hectares, LLC and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned set iron rod a distance of 20.00 feet;

thence S 89° 55' 00" E on a line a distance of 78.25 feet to a set iron rod;

thence S 00° 05' 00" W on a line a distance of 181.00 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by Eden Stock Farm, LLC;

thence N 89° 55' 00" W along said Eden Stock Farm LLC parcel a distance of 78.25 feet to a found iron rod;

thence N 00° 05' 00" E along said Eden Stock Farm LLC parcel and a parcel of land now or formerly owned by D. Schilling, Etux. a distance of 181.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 5.00 feet.

Containing in all 0.325 acres of land, more or less, the above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

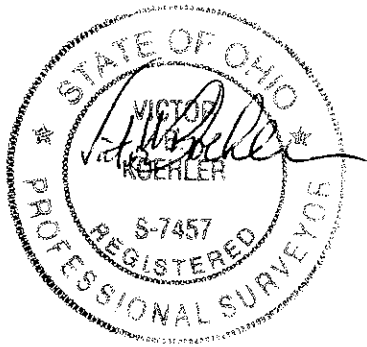
All set iron rods are 5/8" diameter with personalized plastic caps.

REFERENCE SURVEY VOL. C  
PAGE 1742 IN THE TAX MAP OFFICE  
Tract 2 (0.325A) "2019"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in October 2019.

Prior Deed References – OR 226, Page 1076.

19186-S          Tract 2





PT: 1 N: 0.0000 E: 0.0000  
S89°55'00"E DIST: 78.25  
PT: 2 N: -0.1138 E: 78.2499  
S0°05'00"W DIST: 181.00  
PT: 3 N: -181.1136 E: 77.9867  
N89°55'00"W DIST: 78.25  
PT: 4 N: -180.9998 E: -0.2633  
N0°05'00"E DIST: 181.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.325 ACRES



REFERENCE SURVEY VOL. C

PAGE 1742 IN THE TAX MAP OFFICE

"2019"

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**LEGAL DESCRIPTION OF A 0.113 ACRE PARCEL  
FOR DEAN SCHILLING**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 17 and the intersection of the centerlines of County Highway 44 and County Highway 134;

thence on an assumed bearing of S 00° 05' 00" W along the west line of said Section 17 and the centerline of said County Highway 134 a distance of 1525.80 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by Eden Hectares, LLC and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 55' 00" E a distance of 20.00 feet;

thence S 89° 55' 00" E along said Eden Hectares, LLC parcel a distance of 133.00 feet to a set iron rod marking a corner of said Eden Hectares, LLC parcel, passing the aforementioned set iron rod a distance of 20.00 feet;

thence S 00° 05' 00" W along said Eden Hectares, LLC parcel a distance of 37.00 feet to a set iron rod;

thence N 89° 55' 00" W on a line a distance of 133.00 feet to a set MAG nail marking the west line of said Section 17 and the centerline of County Highway 134, passing a set iron rod a distance of 113.00 feet;

thence N 00° 05' 00" E along the west line of said Section 17 and the centerline of said County Highway 134 a distance of 37.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.113 acres of land, more or less, of which 0.017 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.

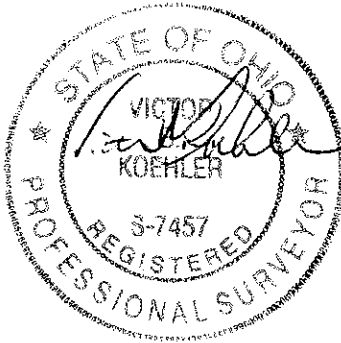
Bearings are assumed and are for angular measurement only.

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 October 2019.

Prior Deed References – OR 132, Page 586, OR 87, Page 279, OR 82, Page 225

19186-S      Tract 1

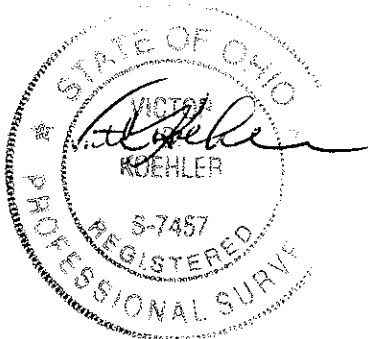


PT: 1 N: 0.0000 E: 0.0000  
S89°55'00"E DIST: 133.00  
PT: 2 N: -0.1934 E: 132.9999  
S0°05'00"W DIST: 37.00  
PT: 3 N: -37.1934 E: 132.9460  
N89°55'00"W DIST: 133.00  
PT: 4 N: -37.0000 E: -0.0538  
N0°05'00"E DIST: 37.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.113 ACRES



REFERENCE SURVEY VOL. C

PAGE 1742 IN THE TAX MAP OFFICE

"2019"