

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

LEGAL DESCRIPTION OF A 0.185 ACRE INGRESS/EGRESS EASEMENT

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 Highway 53 and Township Highway 29, referenced by a set iron rod situated S 57° 53' 38" E a distance of 34.35 feet;

thence on an assumed bearing of N 86° 30' 00" E along the centerline of said Township Highway 29 a distance of 1801.06 feet to a point and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 86° 30' 00" E along the centerline of said Township Highway 29 a distance of 15.01 feet to a point marking the northwest corner of a parcel of land now or formerly owned by JRW Rental LLC;

thence S 00° 21' 20" W along the west line of said JRW Rental LLC parcel, and extended, a distance of 319.06 feet to a point;

thence S 38° 19' 26" E on a line a distance of 37.06 feet to a set iron rod marking a corner of a 0.863 acre parcel;

thence S 03° 21' 20" W along said 0.863 acre parcel a distance of 156.00 feet to a set iron rod;

thence N 08° 49' 20" W on a line a distance of 187.90 feet to a point;

thence N 00° 21' 20" E on a line a distance of 317.27 feet to the **POINT OF BEGINNING**.

Containing in all 0.185 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.

REFERENCE SURVEY VOL. C
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(Easement) "3020"
(0.185A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in September 2020.

20159-S Ingress/Egress Easement

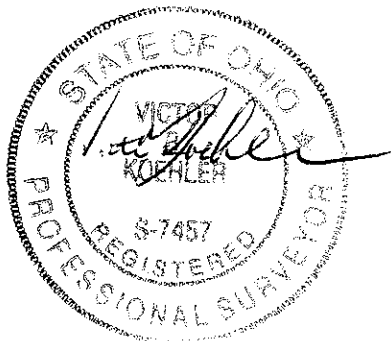


PT: 1 N: 0.0000 E: 0.0000
N86°30'00"E DIST: 15.01
PT: 2 N: 0.9163 E: 14.9820
S0°21'20"W DIST: 319.06
PT: 3 N: -318.1375 E: 13.0021
S38°19'26"E DIST: 37.06
PT: 4 N: -347.2118 E: 35.9832
S3°21'20"W DIST: 156.00
PT: 5 N: -502.9443 E: 26.8522
N8°49'20"W DIST: 187.90
PT: 6 N: -317.2673 E: -1.9659
N0°21'20"E DIST: 317.27
PT: 7 N: -0.0035 E: 0.0030

CLOSING BEARING/DISTANCE: N40°47'23"W DIST: 0.0046

MISCLOSURE: N: -0.0035 E: 0.0030

AREA: 0.185 ACRES



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"2020"

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 2.396 ACRE PARCEL
FOR JAMES & RITA WAGNER**

Being a parcel of land situated in part of the Northwest of Section 28 and 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 Highway 53 and Township Highway 29, referenced by a set iron rod situated S 57° 53' 38" E a distance of 34.35 feet;

thence on an assumed bearing of N 86° 30' 00" E along the centerline of said Township Highway 29 a distance of 1911.88 feet to a set MAG nail, referenced by a found iron rod situated S 02° 05' 39" E a distance of 20.01 feet;

thence N 89° 17' 04" E along the centerline of said Township Highway 29 a distance of 117.89 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by JRW Rental LLC and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 03° 48' 10" W a distance of 20.06 feet;

thence continuing N 89° 17' 04" E along the centerline of said Township Highway 29 a distance of 40.12 feet to a set MAG nail, referenced by a set iron rod situated S 03° 48' 10" W a distance of 20.06 feet;

thence S 03° 48' 10" W on a line a distance of 176.13 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.06 feet;

thence S 13° 21' 09" W on a line a distance of 195.80 feet to set iron rod;

thence S 86° 38' 40" E on a line a distance of 38.96 feet to a set iron rod;

thence S 03° 21' 20" W on a line a distance of 436.00 feet to set iron rod;

thence N 86° 38' 40" W on a line a distance of 200.00 feet to a set iron rod;

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(Combo Tract = "2020"
2.396A)

thence N 03° 21' 20" E on a line a distance of 280.00 feet to a set iron rod, passing a set iron rod a distance of 44.33 feet;

thence N 86° 38' 40" W on a line a distance of 15.00 feet to a set iron rod;

thence N 03° 21' 20" E on a line a distance of 156.00 feet to a set iron rod;

thence S 86° 38' 40" E on a line and along said JRW Rental LLC parcel a distance of 135.42 feet to a found iron rod marking a corner of said JRW Rental LLC parcel, passing two set iron rods at 45.42 feet and 105.00 feet respectively;

thence N 13° 21' 09" E along said JRW Rental LLC parcel a distance of 199.51 feet to a found iron rod marking a corner of said JRW Rental LLC parcel;

thence N 03° 48' 10" E along said JRW Rental LLC parcel a distance of 169.63 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 149.57 feet.

Containing in all 2.396 acres of land, more or less, of which 0.018 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 September 2020.

Prior Deed References – OR 222, Page 581; OR 219, Page 2308

20159-S Combo Tract



PT: 1 N: 0.0000 E: 0.0000
N89°17'04"E DIST: 40.12
PT: 2 N: 0.5010 E: 40.1169
S3°48'10"W DIST: 176.13
PT: 3 N: -175.2412 E: 28.4355
S13°21'09"W DIST: 195.80
PT: 4 N: -365.7482 E: -16.7828
S86°38'40"E DIST: 38.96
PT: 5 N: -368.0286 E: 22.1104
S3°21'20"W DIST: 436.00
PT: 6 N: -803.2811 E: -3.4095
N86°38'40"W DIST: 200.00
PT: 7 N: -791.5747 E: -203.0667
N3°21'20"E DIST: 280.00
PT: 8 N: -512.0548 E: -186.6777
N86°38'40"W DIST: 15.00
PT: 9 N: -511.1768 E: -201.6520
N3°21'20"E DIST: 156.00
PT: 10 N: -355.4443 E: -192.5210
S86°38'40"E DIST: 135.42
PT: 11 N: -363.3707 E: -57.3331
N13°21'09"E DIST: 199.51
PT: 12 N: -169.2539 E: -11.2580
N3°48'10"E DIST: 169.63
PT: 13 N: 0.0026 E: -0.0078

CLOSING BEARING/DISTANCE: S71°20'43"E DIST: 0.0082

MISCLOSURE: N: 0.0026 E: -0.0078

AREA: 2.396 ACRES



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"2020"

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 1.533 ACRE PARCEL
FOR JAMES & RITA WAGNER**

Being a parcel of land situated in part of the Northwest of Section 28 and 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 Highway 53 and Township Highway 29, referenced by a set iron rod situated S 57° 53' 38" E a distance of 34.35 feet;

thence on an assumed bearing of N 86° 30' 00" E along the centerline of said Township Highway 29 a distance of 1911.88 feet to a set MAG nail, referenced by a found iron rod situated S 02° 05' 39" E a distance of 20.01 feet;

thence N 89° 17' 04" E along the centerline of said Township Highway 29 a distance of 117.89 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by JRW Rental LLC and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 03° 48' 10" W a distance of 20.06 feet;

thence continuing N 89° 17' 04" E along the centerline of said Township Highway 29 a distance of 40.12 feet to a set MAG nail, referenced by a set iron rod situated S 03° 48' 10" W a distance of 20.06 feet;

thence S 03° 48' 10" W on a line a distance of 176.13 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.06 feet;

thence S 13° 21' 09" W on a line a distance of 195.80 feet to set iron rod;

thence S 86° 38' 40" E on a line a distance of 38.96 feet to a set iron rod;

thence S 03° 21' 20" W on a line a distance of 436.00 feet to set iron rod;

thence N 86° 38' 40" W on a line a distance of 200.00 feet to a set iron rod;

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"2020"

thence N 03° 21' 20" E on a line a distance of 44.33 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by Wagner Pork LLC;

thence S 86° 38' 40" E along said Wagner Pork LLC a distance of 90.00 feet to a set iron rod marking a corner of said Wagner Pork LLC parcel;

thence N 03° 21' 20" E along said Wagner Pork LLC parcel a distance of 391.67 feet to a found iron rod marking the south line of said JRW Rental LLC parcel;

thence S 86° 38' 40" E along said JRW Rental LLC parcel a distance of 30.42 feet to a found iron rod marking a corner of said JRW Rental LLC parcel;

thence N 13° 21' 09" E along said JRW Rental LLC parcel a distance of 199.51 feet to a found iron rod marking a corner of said JRW Rental LLC parcel;

thence N 03° 48' 10" E along said JRW Rental LLC parcel a distance of 169.63 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 149.57 feet.

Containing in all 1.533 acres of land, more or less, of which 0.018 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 September 2020.

Prior Deed References – OR 222, Page 581

20159-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°17'04"E DIST: 40.12
PT: 2 N: 0.5010 E: 40.1169
S3°48'10"W DIST: 176.13
PT: 3 N: -175.2412 E: 28.4355
S13°21'09"W DIST: 195.80
PT: 4 N: -365.7482 E: -16.7828
S86°38'40"E DIST: 38.96
PT: 5 N: -368.0286 E: 22.1104
S3°21'20"W DIST: 436.00
PT: 6 N: -803.2811 E: -3.4095
N86°38'40"W DIST: 200.00
PT: 7 N: -791.5747 E: -203.0667
N3°21'20"E DIST: 44.33
PT: 8 N: -747.3207 E: -200.4719
S86°38'40"E DIST: 90.00
PT: 9 N: -752.5886 E: -110.6262
N3°21'20"E DIST: 391.67
PT: 10 N: -361.5901 E: -87.7010
S86°38'40"E DIST: 30.42
PT: 11 N: -363.3707 E: -57.3331
N13°21'09"E DIST: 199.51
PT: 12 N: -169.2539 E: -11.2580
N3°48'10"E DIST: 169.63
PT: 13 N: 0.0026 E: -0.0078

CLOSING BEARING/DISTANCE: S71°20'43"E DIST: 0.0082

MISCLOSURE: N: 0.0026 E: -0.0078

AREA: 1.533 ACRES



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(419) 294-5388

LEGAL DESCRIPTION OF A 0.863 ACRE PARCEL
FOR JAMES & RITA WAGNER

Being a parcel of land situated in part of the Northwest of Section 28 and 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 Highway 53 and Township Highway 29, referenced by a set iron rod situated S 57° 53' 38" E a distance of 34.35 feet;

thence on an assumed bearing of N 86° 30' 00" E along the centerline of said Township Highway 29 a distance of 1911.88 feet to a set MAG nail, referenced by a found iron rod situated S 02° 05' 39" E a distance of 20.01 feet;

thence N 89° 17' 04" E along the centerline of said Township Highway 29 a distance of 117.89 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by JRW Rental LLC, referenced by a found iron rod situated S 03° 48' 10" W a distance of 20.06 feet;

thence S 03° 48' 10" W along said JRW Rental LLC parcel a distance of 169.63 feet to a found iron rod, passing the aforementioned found iron rod a distance of 20.06 feet;

thence S 13° 21' 09" E along said JRW Rental LLC parcel a distance of 199.51 feet to a found iron rod marking a corner of said JRW Rental LLC parcel;

thence N 86° 38' 40" W along said JRW Rental LLC parcel a distance of 30.42 feet to found iron rod marking a corner of a parcel of land now or formerly owned by Wagner Pork LLC and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 03° 21' 20" W along said Wagner Pork LLC parcel a distance of 391.67 feet to a set iron rod;

thence N 86° 38' 40" W along said Wagner Pork LLC parcel a distance of 90.00 feet to set iron rod;

thence N 03° 21' 20" E on a line a distance of 235.67 feet to a set iron rod;

thence N 86° 38' 40" W on a line a distance of 15.00 feet to a set iron rod;

thence N 03° 21' 20" E on a line a distance of 156.00 feet to a set iron rod;

thence S 86° 38' 40" E on a line and along a parcel of land now or formerly owned by JRW Rental LLC a distance of 105.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 45.42 feet.

Containing in all 0.863 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.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in September 2020.

Prior Deed References – OR 219, Page 2308

20159-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S3°21'20"W DIST: 391.67
PT: 2 N: -390.9985 E: -22.9252
N86°38'40"W DIST: 90.00
PT: 3 N: -385.7306 E: -112.7709
N3°21'20"E DIST: 235.67
PT: 4 N: -150.4647 E: -98.9767
N86°38'40"W DIST: 15.00
PT: 5 N: -149.5867 E: -113.9510
N3°21'20"E DIST: 156.00
PT: 6 N: 6.1459 E: -104.8200
S86°38'40"E DIST: 105.00
PT: 7 N: 0.0000 E: 0.0000

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

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.863 ACRES



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