

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

**LEGAL DESCRIPTION OF A 0.309 INGRESS/EGRESS EASEMENT
FOR BMJ FOX FARMS LLC**

Being a parcel of land situated in part of the Northwest Quarter of Section 35, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 35 and the centerline of County Highway 330 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 26' 21" E along the centerline of said County Highway 330 a distance of 19.97 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by the State of Ohio, referenced by a set iron rod situated S 00° 33' 39" W a distance of 76.68 feet;

thence S 00° 33' 39" W along the east line of said State of Ohio parcel a distance of 76.68 feet to a set iron rod marking a corner of said State of Ohio parcel and the Limited Access Right-of-Way line of U.S. Route 30;

thence N 89° 17' 17" E along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 507.85 feet to a set iron rod;

thence S 00° 50' 02" W on a line a distance of 22.81 feet to a point;

thence S 89° 21' 14" W on a line a distance of 252.58 feet to found iron rod marking a corner of a parcel of land now or formerly owned by J. Fox;

thence S 89° 20' 13" W along said J. Fox parcel a distance of 275.60 feet to a point marking the west line of said section 35;

thence N 00° 50' 02" E along the west line of said Section 35 a distance of 99.42 feet to the **POINT OF BEGINNING**.

Containing in all 0.309 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 NO. C
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(0.309 A Easement) "2021"

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 June 2021.

Prior Deed References -- OR 259, Page 2268

21010-S Ingress/Egress easement



PT: 1 N: 0.0000 E: 0.0000
S89°26'21"E DIST: 19.97
PT: 2 N: -0.1955 E: 19.9690
S0°33'39"W DIST: 76.68
PT: 3 N: -76.8718 E: 19.2185
N89°17'17"E DIST: 507.85
PT: 4 N: -70.5615 E: 527.0293
S0°50'02"W DIST: 22.81
PT: 5 N: -93.3691 E: 526.6973
S89°21'14"W DIST: 252.58
PT: 6 N: -96.2173 E: 274.1334
S89°20'13"W DIST: 275.60
PT: 7 N: -99.4067 E: -1.4482
N0°50'02"E DIST: 99.42
PT: 8 N: 0.0028 E: -0.0013

CLOSING BEARING/DISTANCE: S24°03'32"E DIST: 0.0031

MISCLOSURE: N: 0.0028 E: -0.0013

AREA: 0.309 ACRES



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**LEGAL DESCRIPTION OF A 2.755 ACRE PARCEL
FOR BMJ FARMS LLC**

Being a parcel of land situated in part of the Northwest Quarter of Section 35, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 35 and the centerline of County Highway 330;

thence on an assumed bearing of S 89° 26' 21" E along the centerline of said County Highway 330 a distance of 19.97 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by the State of Ohio, referenced by a set iron rod situated S 00° 33' 39" W a distance of 76.68 feet;

thence S 00° 33' 39" W along the east line of said State of Ohio parcel a distance of 76.68 feet to a set iron rod marking a corner of said State of Ohio parcel and the Limited Access Right-of-Way line of U.S. Route 30;

thence N 89° 17' 17" E along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 507.85 feet to a set iron rod;

thence continuing N 89° 17' 17" E along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 154.15 feet to a found iron rod;

thence S 85° 20' 51" E along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 88.22 feet to found iron rod;

thence S 08° 58' 19" E along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 14.99 feet to a found iron rod;

thence S 88° 31' 12" E along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 94.33 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 88° 31' 12" E along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 305.03 feet to a found iron rod marking a corner of said Limited Access Right-of-Way lines of U.S. Route 30;

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Tract 2 (2.755A) "2021"

thence S 00° 52' 19" W along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 329.10 feet to a found iron rod;

thence S 10° 36' 59" W along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 63.94 feet to a set iron rod;

thence N 89° 27' 47" W on a line a distance of 294.03 feet to a set iron rod;

thence N 00° 50' 02" E on a line a distance of 397.07 feet to the **POINT OF BEGINNING**.

Containing in all 2.755 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 June 2021.

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21010-S Tract 2 Adjoiner only parcel.



PT: 1 N: 0.0000 E: 0.0000
S88°31'12"E DIST: 305.13
PT: 2 N: -7.8809 E: 305.0282
S0°52'19"W DIST: 329.10
PT: 3 N: -336.9428 E: 300.0201
S10°36'59"W DIST: 63.94
PT: 4 N: -399.7883 E: 288.2402
N89°27'47"W DIST: 294.03
PT: 5 N: -397.0329 E: -5.7769
N0°50'02"E DIST: 397.07
PT: 6 N: -0.0049 E: 0.0019

CLOSING BEARING/DISTANCE: N21°32'09"W DIST: 0.0053

MISCLOSURE: N: -0.0049 E: 0.0019

AREA: 2.755 ACRES



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**LEGAL DESCRIPTION OF A 3.206 ACRE PARCEL
FOR BMJ FARMS LLC**

Being a parcel of land situated in part of the Northwest Quarter of Section 35, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 35 and the centerline of County Highway 330;

thence on an assumed bearing of S 89° 26' 21" E along the centerline of said County Highway 330 a distance of 19.97 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by the State of Ohio, referenced by a set iron rod situated S 00° 33' 39" W a distance of 76.68 feet;

thence S 00° 33' 39" W along the east line of said State of Ohio parcel a distance of 76.68 feet to a set iron rod marking a corner of said State of Ohio parcel and the Limited Access Right-of-Way line of U.S. Route 30;

thence N 89° 17' 17" E along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 507.85 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 89° 17' 17" E along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 154.15 feet to a found iron rod;

thence S 85° 20' 51" E along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 88.22 feet to found iron rod;

thence S 08° 58' 19" E along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 14.99 feet to a found iron rod;

thence S 88° 31' 12" E along said Limited Access Right-of-Way line of U.S. Route 30 a distance of 94.33 feet to a set iron rod;

thence S 00° 50' 02" W on a line a distance of 397.07 feet to a set iron rod;

thence N 89° 27' 47" W on a line a distance of 339.00 feet to a set iron rod;

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Tract 1 (3.206A) "2021"

thence N 00° 50' 02" E on a line a distance of 416.38 feet to the **POINT OF BEGINNING**.

Containing in all 3.206 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 June 2021.

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21010-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N89°17'17"E DIST: 154.15
PT: 2 N: 1.9154 E: 154.1381
S85°20'51"E DIST: 88.22
PT: 3 N: -5.2403 E: 242.0674
S8°58'19"E DIST: 14.99
PT: 4 N: -20.0469 E: 244.4051
S88°31'12"E DIST: 94.33
PT: 5 N: -22.4833 E: 338.7036
S0°50'02"W DIST: 397.07
PT: 6 N: -419.5112 E: 332.9249
N89°27'47"W DIST: 339.00
PT: 7 N: -416.3344 E: -6.0603
N0°50'02"E DIST: 416.38
PT: 8 N: 0.0015 E: -0.0004

CLOSING BEARING/DISTANCE: S15°49'45"E DIST: 0.0016

MISCLOSURE: N: 0.0015 E: -0.0004

AREA: 3.206 ACRES



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