

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

**LEGAL DESCRIPTION OF AN INGRESS/EGRESS EASEMENT
FOR BILS FAMILY FARMS LTD.**

Being a parcel of land situated in part of the Northwest Quarter of Section 27, T-2-S,
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 27 and the
intersection of the centerlines of State Highway 231 and County Highway 330;

thence on an assumed bearing of N 00° 25' 21" E along the west line of said Section 27
and the centerline of said State Highway 231 a distance of 2107.69 feet to a point on the
centerline of an existing stone drive and being the **POINT OF BEGINNING** of a 30.00
foot wide easement centered on the following described line;

thence S 89° 34' 39" E along the centerline of said stone drive a distance of 50.00 feet to
a point;

thence N 14° 18' 46" E along the centerline of said stone drive a distance of 76.88 feet to
a point on the south line of a 5.010 acre parcel of land (per a survey performed for Bills
Family Farms LTD. by Victor B. Koehler in October 2022) and being the **POINT OF
TERMINATION** of said easement.

This easement is intended to provide a continuous 30 foot wide easement from State
Highway 231 to the above referenced 5.010 acre parcel.

Bearings are assumed and are for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in October 2022.

21253-S Easement 1



REFERENCE SURVEY VOL. C

PAGE 1861 IN THE TAX MAP OFFICE

"2022" Easement 1

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 0.854 ACRE PARCEL
FOR BILS FAMILY FARMS LTD.**

Being a parcel of land situated in part of the Northwest Quarter of Section 27, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 27 and the intersection of the centerlines of State Highway 231 and County Highway 330;

thence on an assumed bearing of N 00° 25' 21" E along the west line of said Section 27 and the centerline of said State Highway 231 a distance of 2054.33 feet to a found nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 89° 34' 39" E a distance of 30.00 feet;

thence continuing N 00° 25' 21" E along the west line of said Section 27 and the centerline of said State Highway 231 a distance of 128.00 feet to a set MAG nail;

thence S 89° 34' 39" E on a line a distance of 210.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 00° 25' 21" W on a line a distance of 34.00 feet to a set iron rod;

thence S 89° 34' 39" E on a line a distance of 110.00 feet to set iron rod;

thence S 00° 25' 21" W on a line a distance of 94.00 feet to found iron rod marking a corner of a parcel of land now or formerly owned by K. Bills, Etux.;

thence N 89° 34' 39" W along said K. Bills, Etux. parcel a distance of 320.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 290.00 feet.

Containing in all 0.854 acres of land, more or less, of which 0.088 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.

REFERENCE SURVEY VOL. C

PAGE 1861 IN THE TAX MAP OFFICE

"2022" Tract 2

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in October 2022.

Prior Deed References – DV 205, Page 25

21253-S Tract 2 Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
N0°25'21"E DIST: 128.00
PT: 2 N: 127.9965 E: 0.9439
S89°34'39"E DIST: 210.00
PT: 3 N: 126.4480 E: 210.9382
S0°25'21"W DIST: 34.00
PT: 4 N: 92.4489 E: 210.6874
S89°34'39"E DIST: 110.00
PT: 5 N: 91.6378 E: 320.6845
S0°25'21"W DIST: 94.00
PT: 6 N: -2.3597 E: 319.9913
N89°34'39"W DIST: 320.00
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: 0.854 ACRES

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"2022" Tract 2



KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL
FOR BILS FAMILY FARMS LTD.**

Being a parcel of land situated in part of the Northwest Quarter of Section 27, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 27 and the intersection of the centerlines of State Highway 231 and County Highway 330;

thence on an assumed bearing of N 00° 25' 21" E along the west line of said Section 27 and the centerline of said State Highway 231 a distance of 2182.33 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° 34' 39" E a distance of 30.00 feet;

thence continuing N 00° 25' 21" E along the west line of said Section 27 and the centerline of said State Highway 231 a distance of 306.00 feet to a set MAG nail;

thence N 85° 47' 49" E on a line a distance of 619.53 feet to a set iron rod, passing a set iron rod a distance of 30.10 feet;

thence S 00° 25' 21" W on a line a distance of 389.96 feet to a set iron rod;

thence N 89° 34' 39" W on a line a distance of 407.51 feet to set iron rod, passing a set iron rod a distance of 297.15 feet;

thence N 00° 25' 21" E on a line a distance of 34.00 feet to set iron rod;

thence N 89° 34' 39" W on a line a distance of 210.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 180.00 feet.

Containing in all 5.010 acres of land, more or less, of which 0.212 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.

REFERENCE SURVEY VOL. C

PAGE 1861 IN THE TAX MAP OFFICE

"2022" Tract 1

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in October 2022.

Prior Deed References – DV 205, Page 25

21253-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N0°25'21"E DIST: 306.00
PT: 2 N: 305.9917 E: 2.2564
N85°47'49"E DIST: 619.53
PT: 3 N: 351.3979 E: 620.1202
S0°25'21"W DIST: 389.96
PT: 4 N: -38.5515 E: 617.2447
N89°34'39"W DIST: 407.51
PT: 5 N: -35.5465 E: 209.7458
N0°25'21"E DIST: 34.00
PT: 6 N: -1.5475 E: 209.9965
N89°34'39"W DIST: 210.00
PT: 7 N: 0.0011 E: 0.0022

CLOSING BEARING/DISTANCE: S64°23'18"W DIST: 0.0024

MISCLOSURE: N: 0.0011 E: 0.0022

AREA: 5.010 ACRES

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"2022" Tract 1



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**LEGAL DESCRIPTION OF AN INGRESS/EGRESS EASEMENT
FOR LINDELL BILS**

Being a parcel of land situated in part of the Northwest Quarter of Section 27, T-2-S,
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 27 and the
intersection of the centerlines of State Highway 231 and County Highway 330;

thence on an assumed bearing of N 00° 25' 21" E along the west line of said Section 27
and the centerline of said State Highway 231 a distance of 2107.69 feet to a point on the
centerline of an existing stone drive and being the **POINT OF BEGINNING** of a 30.00
foot wide easement centered on the following described line;

thence S 89° 34' 39" E along the centerline of said stone drive a distance of 50.00 feet to
a point;

thence N 14° 18' 46" E along the centerline of said stone drive a distance of 76.88 feet to
a point;

thence N 27° 34' 24" W along the centerline of said stone drive a distance of 47.15 feet
to a point;

thence N 10° 32' 18" E along the centerline of said stone drive a distance of 93.23 feet to
a point;

thence N 38° 02' 23" E along the centerline of said stone drive a distance of 23.42 feet to
a point;

thence N 68° 30' 47" E along the centerline of said stone drive a distance of 246.97 feet
to a point;

thence N 48° 39' 05" E along the centerline of said stone drive a distance of 30.00 feet to
a point;

thence N 19° 02' 27" E along the centerline of said stone drive a distance of 30.00 feet to
a point;

thence N 04° 16' 39" E along the centerline of said stone drive a distance of 41.14 feet to a point on the north line of a 5.010 acre parcel of land (per a survey performed for Bils Family Farms LTD. by Victor B. Koehler in October 2022) and being the **POINT OF TERMINATION** of said easement.

This easement is intended to provide a continuous 30 foot wide easement from State Highway 231 through the above referenced 5.010 acre parcel.

Bearings are assumed and are for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October 2022.

21253-S Easement 2

