

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

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**LEGAL DESCRIPTION OF A 0.649 ACRE PARCEL  
FOR SSSDLT FARMS, LLC**

Being a parcel of land situated in part of the Southeast Quarter of Section 5, T-3-S,  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 5 and the  
centerline of State Highway 53;

thence on an assumed bearing of S 89° 54' 06" W along the south line of said Section 5  
and the centerline of said State Highway 53 a distance of 1036.07 feet to a set MAG nail  
and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced  
by a set iron rod situated N 00° 05' 54" W a distance of 22.50 feet;

thence continuing S 89° 54' 06" W along the south line of said Section 5 and the  
centerline of said State Highway 53 a distance of 8.93 feet to a set MAG nail marking a  
corner of an existing 0.20 acre parcel;

thence N 00° 05' 54" W along said 0.20 acre parcel a distance of 122.00 feet to a set iron  
rod marking a corner of said 0.20 acre parcel, passing a set iron rod a distance of 22.50  
feet;

thence S 89° 54' 06" W along said 0.20 acre parcel a distance of 75.00 feet to a set iron  
rod marking a corner of said 0.20 acre parcel;

thence S 00° 05' 54" E along said 0.20 acre parcel a distance of 122.00 feet to a set MAG  
nail marking the south line of said Section 5 and the centerline of said State Highway 53,  
passing a set iron rod a distance of 99.50 feet;

thence S 89° 54' 06" W along the south line of said Section 5 and the centerline of said  
State Highway 53 a distance of 138.07 feet to a set MAG nail marking a corner of a  
parcel of land now or formerly owned by R. Stansbery;

thence N 00° 05' 54" W along said R. Stansbery parcel a distance of 162.00 feet to a set  
iron rod, passing a found iron rod a distance of 30.00 feet;

thence N 86° 33' 01" E on a line a distance of 222.38 feet to a set iron rod;

REFERENCE SURVEY VOL. C

PAGE 1869 IN THE TAX MAP OFFICE

"2023" Tract 1  
0.649A

thence S 00° 05' 54" E on a line a distance of 175.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 152.50 feet.

Containing in all 0.649 acres of land, more or less, of which 0.076 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 January 2023.

Prior Deed References – OR 278, Page 876

23002-S      Tract 1 Adjoiner only



PT: 1 N: 0.0000 E: 0.0000  
S89°54'06"W DIST: 8.9300  
PT: 2 N: -0.0153 E: -8.9300  
N0°05'54"W DIST: 122.0000  
PT: 3 N: 121.9845 E: -9.1394  
S89°54'06"W DIST: 75.0000  
PT: 4 N: 121.8558 E: -84.1393  
S0°05'54"E DIST: 122.0000  
PT: 5 N: -0.1440 E: -83.9299  
S89°54'06"W DIST: 138.0700  
PT: 6 N: -0.3810 E: -221.9997  
N0°05'54"W DIST: 162.0000  
PT: 7 N: 161.6188 E: -222.2777  
N86°33'01"E DIST: 222.3800  
PT: 8 N: 174.9999 E: -0.3007  
S0°05'54"E DIST: 175.0000  
PT: 9 N: 0.0002 E: -0.0003

CLOSING BEARING/DISTANCE: S57°05'37"E DIST: 0.0004

MISCLOSURE: N: 0.0002 E: -0.0003

AREA: 0.649 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1869 IN THE TAX MAP OFFICE

"2023"  
Tract 1  
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**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL  
FOR SSSDLT FARMS, LLC**

Being a parcel of land situated in part of the Northeast Quarter of Section 8, T-3-S,  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 8 and the  
centerline of State Highway 53;

thence on an assumed bearing of S 89° 54' 06" W along the north line of said Section 8  
and the centerline of said State Highway 53 a distance of 974.07 feet to a set MAG nail  
and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 03° 59' 39" W on a line a distance of 489.63 feet to a set iron rod, passing a set  
iron rod a distance of 22.56 feet;

thence S 89° 54' 06" W on a line a distance of 103.61 feet to a set iron rod;

thence N 01° 33' 34" E on a line a distance of 146.74 feet to a set iron rod;

thence N 04° 03' 00" W on a line a distance of 102.00 feet to a set iron rod;

thence N 85° 45' 00" W on a line a distance of 118.00 feet to a set iron rod;

thence N 00° 05' 54" W on a line a distance of 231.00 feet to a set MAG nail marking the  
north line of said Section 8 and the centerline of said State Highway 53, passing a set iron  
rod a distance of 208.50 feet;

thence N 89° 54' 06" E along the north line of said Section 8 and the centerline of said  
State Highway 53 a distance of 259.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.000 acres of land, more or less, of which 0.133 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 1869 IN THE TAX MAP OFFICE

"2023" Tract 2  
2.00 A

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 January 2023.

Prior Deed References – OR 278, Page 876

23002-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
S3°59'39"W DIST: 489.6300  
PT: 2 N: -488.4408 E: -34.1051  
S89°54'06"W DIST: 103.6100  
PT: 3 N: -488.6186 E: -137.7150  
N1°33'34"E DIST: 146.7400  
PT: 4 N: -341.9329 E: -133.7216  
N4°03'00"W DIST: 102.0000  
PT: 5 N: -240.1876 E: -140.9255  
N85°45'00"W DIST: 118.0000  
PT: 6 N: -231.4428 E: -258.6011  
N0°05'54"W DIST: 231.0000  
PT: 7 N: -0.4432 E: -258.9975  
N89°54'06"E DIST: 259.0000  
PT: 8 N: 0.0013 E: 0.0021

CLOSING BEARING/DISTANCE: S57°50'00"W DIST: 0.0025

MISCLOSURE: N: 0.0013 E: 0.0021

AREA: 2.000 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1869 IN THE TAX MAP OFFICE

"2023"

Tract 2  
2.00A