

KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388

**LEGAL DESCRIPTION OF A 7.604 ACRE PARCEL
FOR 3 FLAGS DAIRY, LLC**

Being a parcel of land situated in part of the Northeast Quarter of Section 9, T-4-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 9 and the centerline of Township Highway 82;

thence on an assumed bearing of S 00° 01' 15" W along the east line of said Section 9 and centerline of said Township Highway 82 a distance of 214.89 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 88° 25' 52" W a distance of 27.21 feet;

thence continuing S 00° 01' 15" W along the east line of said Section 9 and the centerline of said Township Highway 82 a distance of 509.73 feet to a set MAG nail, referenced by a set iron rod situated N 67° 54' 17" W a distance of 32.37 feet;

thence S 43° 22' 42" W on a line a distance of 343.39 feet to a point on or near the centerline of Reevhorn Run, referenced by a set iron rod situated S 83° 16' 19" W a distance of 13.00 feet;

thence S 83° 16' 19" W on a line a distance of 135.42 feet to a set iron rod, passing the aforementioned set iron rod a distance of 13.00 feet;

thence N 19° 23' 02" W on a line a distance of 55.25 feet to a set iron rod;

thence N 00° 50' 37" E on a line a distance of 188.60 feet to a set iron rod;

thence N 34° 41' 33" W on a line a distance of 295.19 feet to a set iron rod;

thence N 01° 45' 02" W on a line a distance of 276.50 feet to a set iron rod;

thence N 88° 25' 52" E on a line a distance of 562.75 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 535.54 feet.

Containing in all 7.604 acres of land, more or less, of which 0.362 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 2023.

Prior Deed References – OR 261, Page 788

23045-S



PT: 1 N: 0.0000 E: 0.0000
S0°01'15"W DIST: 509.73
PT: 2 N: -509.7300 E: -0.1853
S43°22'42"W DIST: 343.39
PT: 3 N: -759.3176 E: -236.0300
S83°16'19"W DIST: 135.42
PT: 4 N: -775.1831 E: -370.5174
N19°23'02"W DIST: 55.25
PT: 5 N: -723.0648 E: -388.8546
N0°50'37"E DIST: 188.60
PT: 6 N: -534.4853 E: -386.0778
N34°41'33"W DIST: 295.19
PT: 7 N: -291.7746 E: -554.0917
N1°45'02"W DIST: 276.50
PT: 8 N: -15.4036 E: -562.5382
N88°25'52"E DIST: 562.75
PT: 9 N: 0.0038 E: 0.0008

CLOSING BEARING/DISTANCE: S11°45'06"W DIST: 0.0039

MISCLOSURE: N: 0.0038 E: 0.0008

AREA: 7.604 ACRES



REFERENCE SURVEY VOL. C
PAGE 1878 IN THE TAX MAP OFFICE
"2023"