

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

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LEGAL DESCRIPTION OF A 0.186 ACRE PARCEL  
FOR JOE BELL, ET AL

Being a parcel of land situated in part of the Northeast Quarter of Section 22, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerlines of Franklin Street and Cass Street, referenced by the next mentioned set iron rod;

thence on an assumed bearing of S 00° 21' 12" W along the extended centerline of Cass Street a distance of 33.00 feet to a set iron rod on the south right-of-way line of Franklin Street;

thence S 89° 47' 32" W along the south right-of-way line of Franklin Street a distance of 585.85 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by R. A. Boden, et ux, and being the **POINT OF BEGINNING**;

thence S 35° 05' 12" W along the west line of said Boden parcel and the west line of a parcel of land currently owned by The Village of Wharton a distance of 483.24 feet to a set iron rod marking a corner of said Village of Wharton parcel, passing a set iron rod a distance of 482.07 feet;

thence N 54° 54' 48" W a distance of 17.00 feet to a set iron rod;

thence N 35° 05' 12" E a distance of 471.20 feet to a set iron rod on the south right-of-way line of Franklin Street;

thence N 89° 47' 32" E along said right-of-way line a distance of 20.83 feet to the **POINT OF BEGINNING**.

Containing in all 0.186 acre of land, more or less, 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 October, 2006.

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Tract 4

(LANDS 22 - 2-12)

(TRACT 4) (0.186A)

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

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**LEGAL DESCRIPTION OF A 60.000 ACRE PARCEL**  
**FOR JOE BELL, ET AL**

Being a parcel of land situated in part of the Northwest, Southwest, Northeast and Southeast Quarters of Section 22, T-2-S, R-12-E, in the Village of Wharton and Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said Section 22;

thence on an assumed bearing of N 89° 49' 14" W along the east-west half section line a distance of 1363.82 feet to a set iron rod marking the southwest corner of a parcel of land currently owned by J. Huston, et ux and the northwest corner of a parcel of land currently owned by C. Bell, L. E., et al and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 20.00 feet;

thence S 00° 34' 47" W along the west line of said C. Bell, L. E., et al parcel a distance of 1316.92 feet to a set iron rod marking a northeasterly corner of a parcel of land currently owned by R. Rife, et ux, passing a set iron rod a distance of 40.00 feet;

thence N 89° 54' 36" W along a northerly line of said Rife parcel a distance of 869.01 feet to a point on the centerline of Potato Run marking a corner of said Rife parcel, passing a set iron rod a distance of 821.01 feet;

thence N 37° 45' 31" W along the centerline of Potato Run and the northerly line of said Rife parcel a distance of 37.57 feet to a point, referenced by a set iron rod situated S 67° 14' 47" E a distance of 77.00 feet;

thence N 19° 25' 02" W along the centerline of Potato Run and the northerly line of said Rife parcel a distance of 358.00 feet to a point, referenced by a set iron rod situated N 79° 13' 32" E a distance of 20.00 feet;

thence N 32° 52' 17" W along the centerline of Potato Run and the northerly line of said Rife parcel a distance of 504.00 feet to a point, referenced by a set iron rod situated N 57° 26' 47" E a distance of 20.00 feet;

thence N 83° 46' 30" W along the centerline of Potato Run and the northerly line of said Rife parcel a distance of 309.00 feet to a point, referenced by a set iron rod situated N 06° 51' 26" E a distance of 50.00 feet;

thence N 75° 47' 27" W along the centerline of Potato Run and the northerly line of said Rife parcel a distance of 352.00 feet to a point, referenced by a set iron rod situated N 15° 16' 24" E a distance of 35.00 feet;

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60.000 AC

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thence N 77° 35' 11" W along the centerline of Potato Run and the northerly line of said Rife parcel a distance of 397.28 feet to a point on the easterly line of a parcel of land currently owned by New York Central Lines, LLC marking the northwesterly corner of said Rife parcel;

thence N 35° 17' 46" E along the easterly line of said New York Lines parcel a distance of 376.42 feet to a set iron rod, passing a set iron rod a distance of 60.00 feet;

thence N 35° 05' 12" E along the easterly line of said New York Lines parcel a distance of 438.38 feet to a set iron rod;

thence S 89° 49' 14" E a distance of 1868.53 feet to a set iron rod on the west line of the aforementioned Huston parcel;

thence S 00° 37' 21" W along a west line of said Huston parcel a distance of 340.59 feet to the **POINT OF BEGINNING**.

Containing in all 60.000 acres of land, more or less, 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 October, 2006.

Prior Deed Reference – Volume 211, Page 1; Volume 211, Page 111; Volume 177, Page 144.

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**Tract 2**

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

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**LEGAL DESCRIPTION OF A 1.252 ACRE PARCEL**  
**FOR JOE BELL, ET AL**

Being a parcel of land situated in part of the Southeast Quarter of Section 22, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said Section 22 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 44' 30" W along the centerline of State Route 293 a distance of 40.00 feet to a set MAG nail;

thence N 89° 49' 14" W a distance of 1363.70 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 00° 34' 47" E a distance of 40.00 feet to a set iron rod on the east-west half section line marking the southwest corner of a parcel of land currently owned by J. Huston, et ux;

thence S 89° 49' 14" E along the south line of said Huston parcel a distance of 1363.82 feet to the **POINT OF BEGINNING**.

Containing in all 1.252 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 October, 2006.

Prior Deed Reference – Volume 211, Page 1; Volume 211, Page 111; Volume 177, Page 144.

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**Tract 3**

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**TRACT 3      1.252 Ac.**

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

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**LEGAL DESCRIPTION OF A 0.186 ACRE PARCEL  
FOR JOE BELL, ET AL**

Being a parcel of land situated in part of the Northeast Quarter of Section 22, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerlines of Franklin Street and Cass Street, referenced by the next mentioned set iron rod;

thence on an assumed bearing of S 00° 21' 12" W along the extended centerline of Cass Street a distance of 33.00 feet to a set iron rod on the south right-of-way line of Franklin Street;

thence S 89° 47' 32" W along the south right-of-way line of Franklin Street a distance of 585.85 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by R. A. Boden, et ux, and being the **POINT OF BEGINNING**;

thence S 35° 05' 12" W along the west line of said Boden parcel and the west line of a parcel of land currently owned by The Village of Wharton a distance of 483.24 feet to a set iron rod marking a corner of said Village of Wharton parcel, passing a set iron rod a distance of 482.07 feet;

thence N 54° 54' 48" W a distance of 17.00 feet to a set iron rod;

thence N 35° 05' 12" E a distance of 471.20 feet to a set iron rod on the south right-of-way line of Franklin Street;

thence N 89° 47' 32" E along said right-of-way line a distance of 20.83 feet to the **POINT OF BEGINNING**.

Containing in all 0.186 acre of land, more or less, 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 October, 2006.

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**Tract 4**

REFERENCE SURVEY NO. **D**  
PAGE **320** IN THE TAX MAP OFFICE  
**TRACT 4**      **0.186 AC.**

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P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
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LEGAL DESCRIPTION OF A 39.679 ACRE PARCEL  
FOR JOE BELL, ET AL

Being a parcel of land situated in part of the Northwest and Northeast Quarters of Section 22, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said Section 22;

thence on an assumed bearing of N 89° 49' 14" W along the east-west half section line a distance of 1363.82 feet to a set iron rod marking the southwest corner of a parcel of land currently owned by J. Huston, et ux, passing a set iron rod a distance of 20.00 feet;

thence N 00° 37' 21" E along the west line of said Huston parcel a distance of 340.59 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence N 89° 49' 14" W a distance of 1868.53 feet to a set iron rod on the easterly line of a parcel of land currently owned by New York Central Lines, LLC;

thence N 35° 05' 12" E along the easterly line of said New York Central Lines parcel a distance of 1756.04 feet to a set iron rod;

thence S 54° 54' 48" E a distance of 17.00 feet to a set iron rod;

thence N 35° 05' 12" E a distance of 1.17 feet to a set iron rod marking a corner of a parcel of land currently owned by The Village of Wharton;

thence N 89° 47' 32" E along a line of said Village of Wharton parcel a distance of 11.00 feet to a point marking a corner of said Village of Wharton parcel;

thence S 00° 40' 25" W along a westerly line of said Village of Wharton parcel a distance of 285.11 feet to a found iron pipe marking the southwesterly corner of said Village of Wharton parcel, passing a found iron pipe a distance of 0.68 feet;

thence N 89° 43' 33" E along the south line of said Village of Wharton parcel a distance of 461.42 feet to a set iron rod;

thence N 89° 47' 32" E along the south line of said Village of Wharton parcel a distance of 388.00 feet to a set iron rod on the west line of the aforementioned Huston parcel marking the southeast corner of said Village of Wharton parcel;

(LANDS 22-2-12)  
(TRACT 1) (39.679A)

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thence S 00° 37' 21" W along the west line of said Huston parcel a distance of 1152.61 feet to the **POINT OF BEGINNING**.

Containing in all 39.679 acres of land, more or less, 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 October, 2006.

Prior Deed Reference -- Volume 211, Page 1; Volume 211, Page 111; Volume 177, Page 144.

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**Tract 1**

KOEHLER SURVEYING, INC.  
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LEGAL DESCRIPTION OF A 60.000 ACRE PARCEL  
FOR JOE BELL, ET AL

Being a parcel of land situated in part of the Northwest, Southwest, Northeast and Southeast Quarters of Section 22, T-2-S, R-12-E, in the Village of Wharton and Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said Section 22;

thence on an assumed bearing of N 89° 49' 14" W along the east-west half section line a distance of 1363.82 feet to a set iron rod marking the southwest corner of a parcel of land currently owned by J. Huston, et ux and the northwest corner of a parcel of land currently owned by C. Bell, L. E., et al and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 20.00 feet;

thence S 00° 34' 47" W along the west line of said C. Bell, L. E., et al parcel a distance of 1316.92 feet to a set iron rod marking a northeasterly corner of a parcel of land currently owned by R. Rife, et ux, passing a set iron rod a distance of 40.00 feet;

thence N 89° 54' 36" W along a northerly line of said Rife parcel a distance of 869.01 feet to a point on the centerline of Potato Run marking a corner of said Rife parcel, passing a set iron rod a distance of 821.01 feet;

thence N 37° 45' 31" W along the centerline of Potato Run and the northerly line of said Rife parcel a distance of 37.57 feet to a point, referenced by a set iron rod situated S 67° 14' 47" E a distance of 77.00 feet;

thence N 19° 25' 02" W along the centerline of Potato Run and the northerly line of said Rife parcel a distance of 358.00 feet to a point, referenced by a set iron rod situated N 79° 13' 32" E a distance of 20.00 feet;

thence N 32° 52' 17" W along the centerline of Potato Run and the northerly line of said Rife parcel a distance of 504.00 feet to a point, referenced by a set iron rod situated N 57° 26' 47" E a distance of 20.00 feet;

thence N 83° 46' 30" W along the centerline of Potato Run and the northerly line of said Rife parcel a distance of 309.00 feet to a point, referenced by a set iron rod situated N 06° 51' 26" E a distance of 50.00 feet;

thence N 75° 47' 27" W along the centerline of Potato Run and the northerly line of said Rife parcel a distance of 352.00 feet to a point, referenced by a set iron rod situated N 15° 16' 24" E a distance of 35.00 feet;

(LANDS  
22-2-12)  
(TRACT 2)  
(60.00A)



thence N 77° 35' 11" W along the centerline of Potato Run and the northerly line of said Rife parcel a distance of 397.28 feet to a point on the easterly line of a parcel of land currently owned by New York Central Lines, LLC marking the northwesterly corner of said Rife parcel;

thence N 35° 17' 46" E along the easterly line of said New York Lines parcel a distance of 376.42 feet to a set iron rod, passing a set iron rod a distance of 60.00 feet;

thence N 35° 05' 12" E along the easterly line of said New York Lines parcel a distance of 438.38 feet to a set iron rod;

thence S 89° 49' 14" E a distance of 1868.53 feet to a set iron rod on the west line of the aforementioned Huston parcel;

thence S 00° 37' 21" W along a west line of said Huston parcel a distance of 340.59 feet to the **POINT OF BEGINNING**.

Containing in all 60.000 acres of land, more or less, 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 October, 2006.

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**Tract 2**