

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

**LEGAL DESCRIPTION OF A 73.000 ACRE PARCEL
FOR THE ESTATE OF KENNETH BEARD**

Being a parcel of land situated in part of the Northwest Quarter of Section 18, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the North Quarter Post of said Section 18, referenced by a set iron rod situated S 02° 13' 54" E a distance of 30.00 feet;

thence on an assumed bearing of S 87° 55' 50" W along the centerline of County Highway 16 a distance of 137.00 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 02° 13' 54" E a distance of 2639.20 feet to a set iron rod on the east-west half section line of said Section 18, passing a set iron rod for reference a distance of 30.00 feet;

thence S 87° 53' 04" W along said half section line a distance of 715.87 feet to a set iron rod on the northerly line of the Wheeling and Lake Erie Railroad;

thence along the northerly line of said railroad parcel an arc distance of 330.98 feet on a curve to the left having a radius of 1927.29 feet, a chord of 330.57 feet and a chord bearing of N 87° 11' 29" W to a set iron rod;

thence S 87° 53' 17" W along the northerly line of said railroad a distance of 168.58 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by L. Sipe, et vir.

thence N 02° 00' 49" W along the east line of said Sipe a distance of 2611.78 feet to a set MAG nail on the centerline of County Highway 16, passing a set iron rod for reference a distance of 2581.78 feet;

thence N 87° 55' 50" E along said centerline a distance of 1203.80 feet to the **POINT OF BEGINNING**.

Containing in all 73.000 acres of land, more or less, of which 0.829 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.

REFERENCE SURVEY VOL. D
PAGE 355 IN THE TAX MAP OFFICE

TRACT 3 (73.000 Ac.)

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. Kochler, P.S.
#7457, in September, 2007.

Prior Deed Reference – Volume 207, Page 928.

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Tract 3

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

**LEGAL DESCRIPTION OF A 10.000 ACRE PARCEL
FOR THE ESTATE OF KENNETH BEARD**

Being a parcel of land situated in part of the Northeast Quarter of Section 18, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the North Quarter Post of said Section 18, referenced by a set iron rod situated S 02° 13' 54" E a distance of 30.00 feet;

thence on an assumed bearing of N 87° 44' 26" E along the centerline of County Highway 16 a distance of 530.90 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 03° 00' 15" E a distance of 30.00 feet;

thence continuing N 87° 44' 26" E along said centerline a distance of 565.01 feet to a set MAG nail marking the northwesterly corner of a parcel of land currently owned by G. Brady, et ux;

thence S 32° 53' 52" E along a westerly line of said Brady parcel a distance of 431.10 feet to a set iron rod marking a corner of said Brady parcel, passing a set iron rod for reference a distance of 75.55 feet;

thence S 02° 08' 40" E along a westerly line of said Brady parcel and a westerly line of a parcel of land currently owned by A. Patrizi, et ux, a distance of 419.16 feet to a set iron rod;

thence S 89° 37' 10" W a distance of 546.52 feet to a set iron rod;

thence N 04° 38' 50" W a distance of 596.94 feet to a set iron rod;

thence S 87° 11' 10" W a distance of 210.46 feet to a set iron rod;

thence N 03° 00' 15" W a distance of 177.79 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 147.79 feet.

Containing in all 10.000 acres of land, more or less, of which 0.556 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. D
PAGE 355 IN THE TAX MAP OFFICE

(Tract 1) (10.000 Ac)

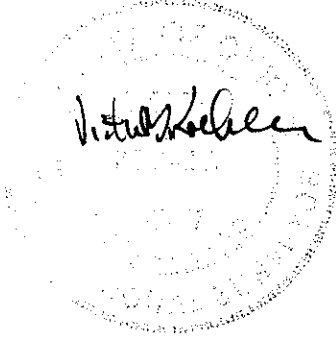
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
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Tract 1



KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.081 ACRE INGRESS/EGRESS
EASEMENT FOR THE ESTATE OF KENNETH BEARD**

Being an easement over and upon a parcel of land situated in part of the Northeast Quarter of Section 18, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the North Quarter Post of said Section 18, referenced by a set iron rod situated S 02° 13' 54" E a distance of 30.00 feet;

thence on an assumed bearing of N 87° 44' 26" E along the centerline of County Highway 16 a distance of 713.45 feet to a point and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 530.90 feet;

thence continuing N 87° 44' 26" E along said centerline a distance of 20.03 feet to a point;

thence S 05° 34' 30" E a distance of 176.04 feet to a set iron rod marking a common corner of a 10.000 acre parcel and a 77.041 acre parcel as shown on a survey performed by Victor B. Koehler in October, 2007;

thence S 87° 11' 10" W along a common line of said parcels a distance of 20.02 feet to a point;

thence N 05° 34' 30" W a distance of 176.23 feet to the **POINT OF BEGINNING**.

Containing in all 0.081 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, 2007.

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EASEMENT Tract 1

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(EASEMENT)
(TRACT 1)

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 77.041 ACRE PARCEL
FOR THE ESTATE OF KENNETH BEARD**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 18, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the North Quarter Post of said Section 18 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 02° 13' 54" E a distance of 30.00 feet;

thence on an assumed bearing of N 87° 44' 26" E along the centerline of County Highway 16 a distance of 530.90 feet to a set MAG nail;

thence S 03° 00' 15" E a distance of 177.79 feet to a set iron rod, passing a set iron rod for reference a distance of 30.00 feet.

thence N 87° 11' 10" E a distance of 210.46 feet to a set iron rod;

thence S 04° 38' 50" E a distance of 596.94 feet to a set iron rod;

thence N 89° 37' 10" E a distance of 546.52 feet to a set iron rod on the westerly line of a parcel of land currently owned by A. Patrizi, et ux;

thence S 02° 08' 40" E along said line and a westerly line of a parcel of land currently owned by Romanko Farms a distance of 1852.31 feet to a set iron rod on the east-west half section line of said Section 18;

thence S 87° 53' 04" W along said half section line a distance of 1449.32 feet to a set iron rod;

thence N 02° 13' 54" W a distance of 2639.20 feet to a set MAG nail on the centerline of County Highway 16, passing a set iron rod for reference a distance of 2609.20 feet;

thence N 87° 55' 50" E along said centerline a distance of 137.00 feet to the **POINT OF BEGINNING**.

Containing in all 77.041 acres of land, more or less, of which 0.460 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. D
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(TRACT 2)

(77.041 ac)

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, 2007.

Prior Deed Reference – Volume 207, Page 928.

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Tract 2

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.020 ACRE INGRESS/EGRESS
EASEMENT FOR THE ESTATE OF KENNETH BEARD**

Being an easement over and upon a parcel of land situated in part of the Northeast Quarter of Section 18, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the North Quarter Post of said Section 18, referenced by a set iron rod situated S 02° 13' 54" E a distance of 30.00 feet;

thence on an assumed bearing of N 87° 44' 26" E along the centerline of County Highway 16 a distance of 733.48 feet to a point, passing a set MAG nail a distance of 530.90 feet;

thence S 05° 34' 30" E a distance of 176.04 feet to a set iron rod marking a common corner of a 10.000 acre parcel and a 77.041 acre parcel as shown on a survey performed by Victor B. Koehler in October, 2007 and being the **POINT OF BEGINNING**

thence S 04° 38' 50" E along a common north-south line of said parcels a distance of 44.11 feet to a point;

thence S 87° 44' 26" W a distance of 20.02 feet to a point;

thence N 04° 38' 50" W a distance of 43.11 feet to a point;

thence N 05° 34' 30" E a distance of 0.80 feet to a point on a common east-west line of the aforementioned parcels;

thence N 87° 11' 10" E along said line a distance of 20.02 feet to the **POINT OF BEGINNING**.

Containing in all 0.020 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, 2007.

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EASEMENT Tract 2

REFERENCE SURVEY VOL. D
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(EASEMENT)
(TRACT 2)