

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

**LEGAL DESCRIPTION OF A 0.552 ACRE PARCEL  
FOR CROP PRODUCTION SERVICES, INC.**

Being a parcel of land situated in part of the Southeast Quarter of Section 15, 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 Southwest Corner of the  
East Half of the Southeast Quarter of said Section 15;

thence on an assumed bearing of N 00° 00' 13" W along the centerline of County  
Highway 87 (Cass Street), passing a found nail a distance of 541.50 feet, a total distance  
of 543.83 feet to a set MAG nail on the northwest line of a parcel of land currently owned  
by New York Central Lines, LLC, referenced by the next mentioned set iron rod;

thence N 34° 37' 47" E along the northwest line of said former railroad parcel a distance  
of 58.07 feet to a set iron rod located at a point 33.00 feet right of the centerline of  
County Highway 87 (Cass Street) and being the **POINT OF BEGINNING**;

thence parallel with said centerline N 00° 00' 13" W a distance of 263.95 feet to a set  
iron rod on the south line of a 0.551 acre parcel currently owned by Walton Agri-Service,  
Inc.;

thence N 89° 59' 47" E along the south line of said 0.551 acre parcel a distance of 182.31  
feet to a set iron rod on the northwest line of said New York Central Lines, LLC parcel,  
marking the southeast corner of said 0.551 acre parcel;

thence S 34° 37' 47" W along said line a distance of 320.79 feet to the **POINT OF  
BEGINNING**.

Containing in all 0.552 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.

REFERENCE SURVEY VOL. 0  
PAGE 440 IN THE TAX MAP OFFICE

(LANDS 15-2-12)

(TRACT 3) (0.552A)

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This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in December, 2010, and January, 2011.

Prior Deed Reference – OR Volume 4, Page 412.

10135-S

Tract 3

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

LEGAL DESCRIPTION OF A 0.851 ACRE PARCEL  
FOR CROP PRODUCTION SERVICES, INC.

Being a parcel of land situated in part of the Southeast Quarter of Section 15, 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 Southwest Corner of the  
East Half of the Southeast Quarter of said Section 15;

thence on an assumed bearing of N 00° 00' 13" W along the centerline of County  
Highway 87 (Cass Street), passing a found nail a distance of 541.50 feet and two set  
MAG nails a distance of 543.83 feet and 855.56 feet respectively, a total distance of  
959.31 feet to a found MAG nail and being the POINT OF BEGINNING, referenced by  
a found iron rod situated N 89° 59' 47" E a distance of 20.00 feet;

thence continuing N 00° 00' 13" W along said centerline a distance of 113.65 feet to a  
found MAG nail marking the southwest corner of a parcel of land currently owned by F.  
Wise;

thence N 89° 59' 47" E along the south line of said Wise parcel a distance of 365.48 feet  
to a point on the northwest line of a parcel of land currently owned by New York Central  
Lines, LLC, marking the southeast corner of said Wise parcel, referenced by a found iron  
rod situated N 89° 59' 47" E a distance of 0.22 feet;

thence S 34° 37' 47" W along said line a distance of 138.14 feet to a point marking the  
northeast corner of a 0.551 acre parcel of land currently owned by Walton Agri Service,  
Inc., referenced by a found iron rod situated N 89° 59' 47" E a distance of 0.05 feet;

thence S 89° 59' 47" W along the north line of said 0.551 acre parcel a distance of 286.97  
feet to the POINT OF BEGINNING, passing a found iron rod a distance of 266.97 feet.

(TRACT 1)  
(0.851A)

REFERENCE SURVEY VOL. 0  
PAGE 440 IN THE TAX MAP OFFICE

(LANDS 15-2-12)

Containing in all 0.851 acres of land, more or less, of which 0.052 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 found iron rods are 5/8" diameter.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December, 2010 and January, 2011.

Prior Deed Reference -- Volume 207, Page 874.

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Tract 1

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

**LEGAL DESCRIPTION OF A 0.551 ACRE PARCEL  
FOR CROP PRODUCTION SERVICES, INC.**

Being a parcel of land situated in part of the Southeast Quarter of Section 15, 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 Southwest Corner of the  
East Half of the Southeast Quarter of said Section 15;

thence on an assumed bearing of N 00° 00' 13" W along the centerline of County  
Highway 87 (Cass Street), passing a found nail a distance of 541.50 feet and a set MAG  
nail a distance of 543.83 feet, a total distance of 855.56 feet to a set MAG nail on the  
north line (extended) of a 0.552 acre parcel of land currently owned by New York Central  
Lines, LLC, referenced by a the next mentioned set iron rod;

thence N 89° 59' 47" E along said line a distance of 20.00 feet to a set iron rod on the  
east right-of-way line of County Highway 87 (Cass Street) and being the **POINT OF  
BEGINNING**;

thence N 00° 00' 13" W along said right-of-way line a distance of 103.75 feet to a found  
iron rod on the south line of a 0.851 acre parcel of land currently owned by Walton Agri-  
Service, Inc.

thence N 89° 59' 47" E along the south line of said 0.851 acre parcel a distance of 266.97  
feet to a point on the northwest line of a parcel of land formerly used as a railroad  
currently owned by New York Central Lines, LLC, marking the southeast corner of said  
0.851 acre parcel, referenced by a found iron rod situated N 89° 59' 47" E a distance of  
0.05 feet;

thence S 34° 37' 47" W along said line a distance of 126.09 feet to a set iron rod marking  
the northeast corner of the aforementioned 0.552 acre parcel;

thence S 89° 59' 47" W along the north line of said 0.552 acre parcel a distance of 195.31  
feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 182.31 feet.

(TRACT 2)  
(0.551A)

(LAND 15-2-12)  
REFERENCE SURVEY VOL. P  
PAGE 440 IN THE TAX MAP OFFICE

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Containing in all 0.551 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. Kochler, P.S. #7457, in December, 2010 and January, 2011.

Prior Deed Reference -- Volume 205, Page 795.

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Tract 2