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

LEGAL DESCRIPTION OF A 155.252 ACRE PARCEL
FOR G. PHELPS/C. PETERMAN

Being a parcel of land situated in part of the Northwest and Northeast Quarters of Section 27, 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 North Quarter Post of said Section 27 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 56' 31" E along the centerline of Township Highway 49 a distance of 210.98 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by R. A. Boden, et ux;

thence S 00° 40' 47" W along the west line of said Boden parcel, a distance of 196.02 feet to a set iron rod marking the southwest corner of said parcel, passing a set iron rod for reference a distance of 30.00 feet;

thence S 89° 56' 31" E along the south line of said Boden parcel a distance of 198.00 feet to a set iron rod marking the southeast corner of parcel;

thence N 00° 40' 47" E along the east line of said Boden parcel a distance of 196.02 feet to a set MAG nail on the centerline of Township Highway 49 marking the northeast corner of said parcel, passing a set iron rod for reference a distance of 171.02 feet;

thence S 89° 56' 31" E along said centerline a distance of 269.28 feet to a found MAG nail marking the northwest corner of a parcel of land currently owned by Robert R. Rife and Helen M. Rife, Trustees;

thence S 00° 40' 47" W along the west line of said Rife, Trustees parcel a distance of 2633.54 feet to a found iron rod on the east-west half section line marking the southwest corner of said parcel, passing a found iron rod for reference a distance of 25.00 feet;

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COMBINATION
TRACTS 315

155.252 Ac.

thence N 89° 54' 36" W along said half section line a distance of 2042.40 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by J. Stief, et ux, passing a found iron rod a distance of 679.95 feet;

thence N 00° 48' 55" E along the east line of said Stief parcel a distance of 1315.62 feet to a set iron rod marking the northeast corner of said parcel;

thence N 89° 57' 08" W along the north line of said Stief parcel a distance of 1360.19 feet to a set MAG nail on the centerline of County Highway 81 marking the northwest corner of said parcel, passing a set iron rod for reference a distance of 1330.19 feet;

thence N 00° 54' 52" E along said centerline a distance of 795.45 feet to a set MAG nail;

thence S 89° 59' 40" E a distance of 441.93 feet to a set iron rod, passing a set iron rod for reference a distance of 30.00 feet;

thence N 00° 54' 52" E a distance of 519.20 feet to a set MAG nail on the centerline of Township Highway 49, passing a set iron rod for reference a distance of 494.20 feet;

thence S 89° 59' 40" E along said centerline a distance of 1328.53 feet to a set MAG nail;

thence S 00° 00' 20" W a distance of 338.00 feet to a set iron rod, passing a set iron rod for reference a distance of 25.00 feet;

thence S 89° 59' 40" E a distance of 368.00 feet to a found iron rod marking the southeast corner of a parcel of land currently owned by G. Phelps, passing a found iron rod a distance of 30.00 feet;

thence N 00° 00' 20" E along the west line of said Phelps parcel a distance of 338.00 feet to a found railroad spike on the centerline of Township Highway 49 marking the northeast corner of said parcel, passing 2 found iron rod for reference a distance 134.00 feet and 318.00 feet respectively;

thence S 89° 59' 40" E along said centerline a distance of 577.40 feet to the **POINT OF BEGINNING**.

Containing in all 155.252 acres of land, more or less, of which 1.917 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 April, 2011.

Prior Deed Reference -- OR Volume 93, Pages 260, 264 and 266;
OR Volume 208, Page 1833.

11019-S

Combination Tracts 3 & 5

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

**LEGAL DESCRIPTION OF A 5.042 ACRE PARCEL
FOR G. PHELPS/C. PETERMAN**

Being a parcel of land situated in part of the Northwest Quarter of Section 27, 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 Northwest Corner of said
Section 27 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 59' 40" E along the centerline of Township
Highway 49 a distance of 441.93 feet to a set MAG nail, passing 2 set MAG nails a
distance of 43.91 feet and 124.83 feet respectively;

thence S 00° 54' 52" W a distance of 519.20 feet to a set iron rod, passing a set iron rod
for reference a distance of 25.00 feet;

thence N 89° 59' 40" W a distance of 441.93 feet to a set MAG nail on the centerline of
County Highway 81, passing a set iron rod for reference a distance of 411.93 feet;

thence N 00° 54' 52" E along said centerline a distance of 519.20 feet to the **POINT OF
BEGINNING**.

Containing in all 5.267 acres of land, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Being a parcel of land situated in part of the Northwest Quarter of Section 27, 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 Northwest Corner of said
Section 27;

thence on an assumed bearing of S 89° 59' 40" E along the centerline of Township
Highway 49 a distance of 43.91 feet to a set MAG nail on the northwest line of a parcel
of land currently owned by Midwest Investments and being the **POINT OF
BEGINNING**, referenced by a set iron rod situated S 35° 21' 13" W a distance of 25.39
feet;

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Tract 1 5.042 AC.

thence continuing S 89° 59' 40" E along said centerline a distance of 80.92 feet to a set MAG nail on the southeast line of said Midwest Investments parcel;

thence S 35° 21' 13" W along said line a distance of 72.51 feet to a set iron rod, passing a set iron rod for reference a distance of 30.65 feet;

thence S 35° 32' 12" W along said line a distance of 147.70 feet to a set MAG nail on the centerline of County Highway 81, passing a set iron rod for reference a distance of 94.90 feet;

thence N 00° 34' 52" E along said centerline a distance of 116.16 feet to a set MAG nail on the northwest line of said Midwest Investments parcel, referenced by the next mentioned set iron rod;

thence N 35° 32' 12" E along said line a distance of 52.01 feet to a set iron rod;

thence N 35° 21' 13" E along said line a distance of 25.39 feet to the **POINT OF BEGINNING**.

Containing in all 0.225 acres of land, more or less.

AFTER SAID EXCEPTION:

Containing in all 5.042 acres of land, more or less, of which 0.468 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 April, 2011.

Prior Deed Reference — OR Volume 93, Pages 260, 264 and 266;
OR Volume 208, Page 1833.

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Tract 1

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

**LEGAL DESCRIPTION OF A 0.233 ACRE PARCEL
FOR G. PHELPS/C. PETERMAN**

Being a parcel of land situated in part of the Northwest Quarter of Section 27, 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 Northwest Corner of said
Section 27;

thence on an assumed bearing of S 89° 59' 40" E along the centerline of Township
Highway 49, a distance of 1770.46 feet to a set MAG nail and being the **POINT OF
BEGINNING**, referenced by a set iron rod situated S 00° 00' 20" W a distance of 25.00
feet;

thence continuing S 89° 59' 40" E along said centerline a distance of 30.00 feet to a
found railroad spike marking the northwest corner of a parcel of land currently owned by
G. Phelps;

thence S 00° 00' 20" W along the west line of said Phelps parcel a distance of 338.00 feet
to a found iron rod marking the southwest corner of said parcel, passing a set iron rod for
reference a distance of 25.00 feet and a found iron rod a distance of 204.00 feet;

thence N 89° 59' 40" W a distance of 30.00 feet to a set iron rod;

thence N 00° 00' 20" E a distance of 338.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.233 acres of land, more or less, of which 0.017 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.

REFERENCE SURVEY VOL. D
PAGE 450 IN THE TAX MAP OFFICE

TRACT 2

0.233 AC.

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

Prior Deed Reference – OR Volume 93, Pages 260, 264 and 266;
OR Volume 208, Page 1833.

11019-S

Tract 2

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

LEGAL DESCRIPTION OF A 155.179 ACRE PARCEL
FOR G. PHELPS/C. PETERMAN

Being a parcel of land situated in part of the Northwest and Northeast Quarters of Section 27, 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 North Quarter Post of said Section 27 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 56' 31" E along the centerline of Township Highway 49 a distance of 210.98 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by R. A. Boden, et ux;

thence S 00° 40' 47" W along the west line of said Boden parcel and an extension thereof, a distance of 212.02 feet to a set iron rod, passing two set iron rods for reference a distance of 30.00 feet and 196.02 feet respectively;

thence S 89° 56' 31" E a distance of 198.00 feet to a set iron rod on an extension of the east line of said Boden parcel;

thence N 00° 40' 47" E along the east line of said Boden parcel and an extension thereof a distance of 212.02 feet to a set MAG nail on the centerline of Township Highway 49 marking the northeast corner of said parcel, passing two set iron rods for reference a distance of 16.00 feet and 187.02 feet respectively;

thence S 89° 56' 31" E along said centerline a distance of 269.28 feet to a found MAG nail marking the northwest corner of a parcel of land currently owned by Robert R. Rife and Helen M. Rife, Trustees;

thence S 00° 40' 47" W along the west line of said Rife, Trustees parcel a distance of 2633.54 feet to a found iron rod on the east-west half section line marking the southwest corner of said parcel, passing a found iron rod for reference a distance of 25.00 feet;

thence N 89° 54' 36" W along said half section line a distance of 2042.40 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by J. Stief, et ux, passing a found iron rod a distance of 679.95 feet;

thence N 00° 48' 55" E along the east line of said Stief parcel a distance of 1315.62 feet to a set iron rod marking the northeast corner of said parcel;

thence N 89° 57' 08" W along the north line of said Stief parcel a distance of 1360.19 feet to a set MAG nail on the centerline of County Highway 81 marking the northwest corner of said parcel, passing a set iron rod for reference a distance of 1330.19 feet;

thence N 00° 54' 52" E along said centerline a distance of 795.45 feet to a set MAG nail;

thence S 89° 59' 40" E a distance of 441.93 feet to a set iron rod, passing a set iron rod for reference a distance of 30.00 feet;

thence N 00° 54' 52" E a distance of 519.20 feet to a set MAG nail on the centerline of Township Highway 49, passing a set iron rod for reference a distance of 494.20 feet;

thence S 89° 59' 40" E along said centerline a distance of 1328.53 feet to a set MAG nail;

thence S 00° 00' 20" W a distance of 338.00 feet to a set iron rod, passing a set iron rod for reference a distance of 25.00 feet;

thence S 89° 59' 40" E a distance of 368.00 feet to a found iron rod marking the southeast corner of a parcel of land currently owned by G. Phelps, passing a found iron rod a distance of 30.00 feet;

thence N 00° 00' 20" E along the west line of said Phelps parcel a distance of 338.00 feet to a found railroad spike on the centerline of Township Highway 49 marking the northeast corner of said parcel, passing 2 found iron rod for reference a distance 134.00 feet and 318.00 feet respectively;

thence S 89° 59' 40" E along said centerline a distance of 577.40 feet to the **POINT OF BEGINNING.**

Containing in all 155.179 acres of land, more or less, of which 1.917 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.

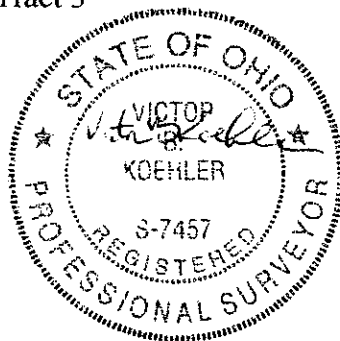
All set iron rods are 5/8" diameter with personalized plastic caps.

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

Prior Deed Reference – OR Volume 93, Pages 260, 264 and 266;
OR Volume 208, Page 1833.

11019-S

Tract 3



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

**LEGAL DESCRIPTION OF A 0.225 ACRE PARCEL
FOR G. PHELPS/C. PETERMAN**

Being a parcel of land situated in part of the Northwest Quarter of Section 27, 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 Northwest Corner of said Section 27;

thence on an assumed bearing of S 89° 59' 40" E along the centerline of Township Highway 49 a distance of 43.91 feet to a set MAG nail on the northwest line of a parcel of land currently owned by Midwest Investments and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 35° 21' 13" W a distance of 25.39 feet;

thence continuing S 89° 59' 40" E along said centerline a distance of 80.92 feet to a set MAG nail on the southeast line of said Midwest Investments parcel;

thence S 35° 21' 13" W along said line a distance of 72.31 feet to a set iron rod, passing a set iron rod for reference a distance of 30.65 feet;

thence S 35° 32' 12" W along said line a distance of 147.70 feet to a set MAG nail on the centerline of County Highway 81, passing a set iron rod for reference a distance of 94.90 feet;

thence N 00° 54' 52" E along said centerline a distance of 116.16 feet to a set MAG nail on the northwest line of said Midwest Investments parcel, referenced by the next mentioned set iron rod;

thence N 35° 32' 12" E along said line a distance of 52.01 feet to a set iron rod;

thence N 35° 21' 13" E along said line a distance of 25.39 feet to the **POINT OF BEGINNING**.

REFERENCE SURVEY VOL. D
PAGE 450 IN THE TAX MAP OFFICE

TRACT 4 0.225 AC.

Containing in all 0.225 acres of land, more or less, of which 0.126 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 April, 2011.

Prior Deed Reference – Volume 191, Pages 464.

11019-S

Tract 4



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

**LEGAL DESCRIPTION OF A 0.073 ACRE PARCEL
FOR G. PHELPS/C. PETERMAN**

Being a parcel of land situated in part of the Northeast Quarter of Section 27, 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 North Quarter Post of said Section 27;

thence on an assumed bearing of S 89° 56' 31" E along the centerline of Township Highway 49 a distance of 210.98 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by R. A. Boden, et ux;

thence S 00° 40' 47" W along the west line of said Boden parcel a distance of 196.02 feet to a set iron rod marking the southwest corner of said parcel and being the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 30.00 feet;

thence S 89° 56' 31" E along the south line of said Boden parcel a distance of 198.00 feet to a set iron rod marking the southeast corner of said parcel;

thence S 00° 40' 47" W a distance of 16.00 feet to a set iron rod;

thence N 89° 56' 31" W a distance of 198.00 feet to a set iron rod;

thence N 00° 40' 47" E a distance of 16.00 feet to the **POINT OF BEGINNING**;

Containing in all 0.073 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.

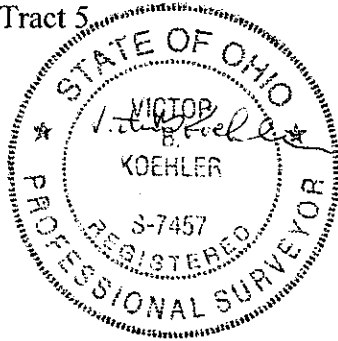
All set iron rods are 5/8" diameter with personalized plastic caps.

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

Prior Deed Reference – OR Volume 93, Pages 260, 264 and 266;
OR Volume 208, Page 1833.

11019-S

Tract 5



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

**LEGAL DESCRIPTION OF A 5.267 ACRE PARCEL
FOR G. PHELPS/C. PETERMAN**

Being a parcel of land situated in part of the Northwest Quarter of Section 27, 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 Northwest Corner of said
Section 27 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 59' 40" E along the centerline of Township
Highway 49 a distance of 441.93 feet to a set MAG nail, passing 2 set MAG nails a
distance of 43.91 feet and 124.83 feet respectively;

thence S 00° 54' 52" W a distance of 519.20 feet to a set iron rod, passing a set iron rod
for reference a distance of 25.00 feet;

thence N 89° 59' 40" W a distance of 441.93 feet to a set MAG nail on the centerline of
County Highway 81, passing a set iron rod for reference a distance of 411.93 feet;

thence N 00° 54' 52" E along said centerline a distance of 519.20 feet to the **POINT OF
BEGINNING**.

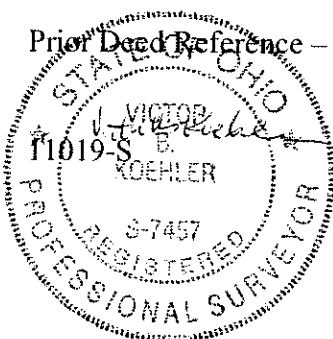
Containing in all 5.267 acres of land, more or less, of which 0.594 acre, more or less, is
currently contained within highway right-of-ways. The above described property being
subject to all legal highways and easements of record.

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 April, 2011.

Prior Deed Reference – OR Volume 93, Pages 260, 264 and 266;
OR Volume 208, Page 1833.



REFERENCE SURVEY VOL. 0
PAGE 450 IN THE TAX MAP OFFICE

Tract 1 & Tract 4
Combined Legal

5.267 Ac.