

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

**LEGAL DESCRIPTION OF A 96.081 ACRE PARCEL
FOR MIKE MICHELI**

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 15 and the Southwest Quarter of Section 14, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the Center of said Section 15;

thence on an assumed bearing of N 89° 11' 58" E along the east-west half section line a distance of 209.00 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by R. & K. Wilch and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 01° 05' 58" W a distance of 34.29 feet;

thence continuing N 89° 11' 58" E along said half section line a distance of 40.02 feet to a set MAG nail;

thence S 01° 05' 58" W a distance of 209.00 feet to a set iron rod, passing a set iron rod for reference a distance of 30.25 feet;

thence N 89° 11' 58" E a distance of 504.98 to a set iron rod;

thence S 00° 30' 16" E a distance of 320.00 feet to a set iron rod;

thence N 74° 05' 33" E a distance of 569.75 feet to a set iron rod;

thence N 05° 06' 43" E a distance of 657.87 feet to a point on the centerline of the Sandusky River, passing a set iron rod for reference a distance of 607.87 feet;

thence N 78° 34' 05" E along said centerline a distance of 359.97 feet to a point referenced by a set iron rod situated S 03° 41' 50" E a distance of 80.00 feet;

thence S 82° 34' 09" E along said centerline a distance of 190.22 feet to a point referenced by a set iron rod situated S 19° 59' 22" W a distance of 85.00 feet;

thence S 62° 26' 59" E along said centerline a distance of 497.19 feet to a point referenced by a set iron rod situated S 19° 32' 15" W a distance of 85.00 feet;

thence S 26° 57' 13" E along said centerline a distance of 691.52 feet to a point referenced by a set iron rod situated S 80° 00' 00" W a distance of 80.00 feet;

thence S 03° 13' 10" W along said centerline a distance of 650.24 feet to a point referenced by a set iron rod situated N 85° 00' 00" W a distance of 55.00 feet;

thence S 10° 39' 21" W along said centerline a distance of 500.64 feet to a point marking a corner of a parcel of land currently owned by S. Cheney;

thence S 89° 11' 58" W along said Cheney parcel a distance of 2511.32 feet to a point on the east line of a parcel of land currently owned by Fowler Harpster, LTD., passing 2 set iron rods for reference a distance of 55.00 feet and 2501.32 feet respectively;

thence N 00° 30' 16" W along said Fowler Harpster, LTD. parcel and along a parcel of land currently owned by V. Reed, et ux, a distance of 1474.11 feet to a set iron rod situated on the south line of the aforementioned Wilch parcel;

thence N 89° 11' 58" E along said Wilch parcel a distance of 203.15 feet to a point marking a corner of said parcel, referenced by a found iron pipe situated S 72° 39' 08" W a distance of 0.22 feet;

thence N 01° 05' 58" E a distance of 209.00 feet to the **POINT OF BEGINNING**.

Containing in all 96.081 acres of land, more or less, of which 0.030 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 May, 2013.

Prior Deed Reference – Volume 180, Page 322; OR Volume 212, Page 1407.

13061-S

Tract 3

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

**LEGAL DESCRIPTION OF A 0.622 ACRE PARCEL
FOR MIKE MICHELI**

Being a parcel of land situated in part of the Northeast Quarter of Section 15, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the Center of said Section 15;

thence on an assumed bearing of N 89° 11' 58" E along the east-west half section line a distance of 363.00 feet to a set drill hole in concrete marking a corner of a parcel of land currently owned by D. Kramer, et ux, and being the **POINT OF BEGINNING**;

thence N 00° 48' 02" W along said Kramer parcel a distance of 49.50 feet to a set iron rod;

thence N 21° 59' 58" E along said Kramer parcel a distance of 80.00 feet to a point on the centerline of the Sandusky River, referenced by the last mentioned set iron rod;

thence S 68° 00' 02" E along said centerline 100.29 feet to a point referenced by a set iron rod situated S 15° 01' 08" E a distance of 65.00 feet;

thence N 83° 39' 47" E along said centerline a distance of 161.84 feet to a point, referenced by the next mentioned set iron rod;

thence S 00° 30' 16" E a distance of 100.00 feet to a set iron rod on the east-west half section line;

thence S 89° 11' 58" W along said half-section line a distance of 284.02 feet to the **POINT OF BEGINNING**.

Containing in all 0.622 acres of land, more or less, of which 0.154 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.

(TRACT 1) (0.622 A)
REFERENCE SURVEY VOL. D
PAGE 320 IN THE TAX MAP OFFICE

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 May, 2013.

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13061-S

Tract 1

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 11.569 ACRE PARCEL
FOR MIKE MICHELI**

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 15, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the Center of said Section 15;

thence on an assumed bearing of N 89° 11' 58" E along the east-west half section line a distance of 249.02 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 01° 05' 58" W a distance of 30.25 feet;

thence continuing N 89° 11' 58" E along said half section line a distance of 398.00 feet to a set iron rod;

thence N 00° 30' 16" W a distance of 100.00 feet to a point on the centerline of the Sandusky River, referenced by the last mentioned set iron rod;

thence N 63° 52' 43" E along said centerline 278.00 feet to a point referenced by a set iron rod situated S 06° 51' 55" E a distance of 80.00 feet;

thence N 89° 12' 29" E along said centerline a distance of 305.22 feet to a point referenced by a set iron rod situated S 08° 37' 12" E a distance of 50.00 feet;

thence N 70° 05' 50" E along said centerline a distance of 168.46 feet to a point;

thence S 05° 06' 43" W a distance of 657.87 feet to a set iron rod, passing a set iron rod for reference a distance of 50.00 feet;

thence S 74° 05' 33" W a distance of 569.75 feet to a set iron rod;

thence N 00° 30' 16" W a distance of 320.00 feet to a set iron rod;

thence S 89° 11' 58" W a distance of 504.98 feet to a set iron rod;

thence N 01° 05' 58" E a distance of 209.00 feet to the **POINT OF BEGINNING**.

Containing in all 11.569 acres of land, more or less, of which 0.079 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 May, 2013.

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Tract 2

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 96.081 ACRE PARCEL
FOR MIKE MICELI**

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Commencing at a found monument box marking the Center of said Section 15;

thence on an assumed bearing of N 89° 11' 58" E along the east-west half section line a distance of 209.00 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by R. & K. Welch and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 01° 05' 58" W a distance of 34.29 feet;

thence continuing N 89° 11' 58" E along said half section line a distance of 40.02 feet to a set MAG nail;

thence S 01° 05' 58" W a distance of 209.00 feet to a set iron rod, passing a set iron rod for reference a distance of 30.25 feet;

thence N 89° 11' 58" E a distance of 504.98 to a set iron rod;

thence S 00° 30' 16" E a distance of 320.00 feet to a set iron rod;

thence N 74° 05' 33" E a distance of 569.75 feet to a set iron rod;

thence N 05° 06' 43" E a distance of 657.87 feet to a point on the centerline of the Sandusky River, passing a set iron rod for reference a distance of 607.87 feet;

thence N 78° 34' 05" E along said centerline a distance of 359.97 feet to a point referenced by a set iron rod situated S 03° 41' 50" E a distance of 80.00 feet;

thence S 82° 34' 09" E along said centerline a distance of 190.22 feet to a point referenced by a set iron rod situated S 19° 59' 22" W a distance of 85.00 feet;

thence S 62° 26' 59" E along said centerline a distance of 497.19 feet to a point referenced by a set iron rod situated S 19° 32' 15" W a distance of 85.00 feet;

thence S 26° 57' 13" E along said centerline a distance of 691.52 feet to a point referenced by a set iron rod situated S 80° 00' 00" W a distance of 80.00 feet;

thence S 03° 13' 10" W along said centerline a distance of 650.24 feet to a point referenced by a set iron rod situated N 85° 00' 00" W a distance of 55.00 feet;

thence S 10° 39' 21" W along said centerline a distance of 500.64 feet to a point marking a corner of a parcel of land currently owned by S. Cheney;

thence S 89° 11' 58" W along said Cheney parcel a distance of 2511.32 feet to a point on the east line of a parcel of land currently owned by Fowler Harpster, LTD., passing 2 set iron rods for reference a distance of 55.00 feet and 2501.32 feet respectively;

thence N 00° 30' 16" W along said Fowler Harpster, LTD. parcel and along a parcel of land currently owned by V. Reed, et ux, a distance of 1474.11 feet to a set iron rod situated on the south line of the aforementioned Wilch parcel;

thence N 89° 11' 58" E along said Wilch parcel a distance of 203.15 feet to a point marking a corner of said parcel, referenced by a found iron pipe situated S 72° 39' 08" W a distance of 0.22 feet;

thence N 01° 05' 58" E a distance of 209.00 feet to the **POINT OF BEGINNING**.

Containing in all 96.081 acres of land, more or less, of which 0.030 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.

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