

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

LEGAL DESCRIPTION OF A 21.510 ACRE PARCEL
FOR J. BIGLER AND C. BIGLER

Being a parcel of land situated in part of the Northeast Quarter of Section 23, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 23;

thence on an assumed bearing of S 88° 51' 52" W along the centerline of State Highway 103 a distance of 1323.48 feet to a set iron rod marking the northwest corner of the east half of said northeast quarter;

thence S 00° 11' 46" E along west line of the east half of said northeast quarter a distance of 1234.34 feet to a set iron rod marking a corner of a parcel of land currently owned by Danner Holdings, LLC, and being the **POINT OF BEGINNING**;

thence continuing S 00° 11' 46" E along said line a distance of 1378.54 feet to a set iron rod marking a corner of a parcel of land currently owned by M. Adelsperger, et ux;

thence S 89° 11' 24" W along said Adelsperger parcel a distance of 313.30 feet to a set MAG nail on the centerline of County Highway 35, passing a found iron pipe a distance of 273.76 feet;

thence N 28° 15' 50" W along said centerline a distance of 1015.06 feet to a found railroad spike, referenced by set iron rod situated S 61° 35' 05" W a distance of 30.00 feet;

thence N 28° 24' 55" W along said centerline a distance of 227.06 feet to a found railroad spike, referenced by set iron rod situated S 61° 35' 05" W a distance of 30.00 feet;

thence N 28° 15' 02" W along said centerline a distance of 313.87 feet to a set MAG nail on the south line of the aforementioned Danner Holdings, LLC, parcel;

thence N 89° 18' 09" E along said line a distance of 1045.91 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 33.84 feet.

Containing in all 21.510 acres of land, more or less, of which 1.072 acres, 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 March, 2014.

Prior Deed Reference – Volume 211, Page 203; OR Volume 216, Page 1546.

14008-S

Tract 2

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

LEGAL DESCRIPTION OF A 32.690 ACRE PARCEL
FOR J. BIGLER AND C. BIGLER

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 23, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 23;

thence on an assumed bearing of S 88° 51' 52" W along the centerline of State Highway 103 a distance of 1323.48 feet to a set iron rod marking the northwest corner of the east half of said northeast quarter;

thence S 00° 11' 46" E along west line of the east half of said northeast quarter a distance of 1234.34 feet to a set iron rod marking a corner of a parcel of land currently owned by Danner Holdings, LLC;

thence S 89° 18' 09" W along said Hufford, Trustee parcel a distance of 1045.91 feet to a set MAG nail on the centerline of County Highway 35 and being the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 1012.07 feet;

thence S 28° 15' 02" E along said centerline a distance of 313.87 feet to a found railroad spike marking a corner of a parcel of land currently owned by R. D. Park;

thence S 61° 35' 05" W along said Park parcel a distance of 383.79 feet to a set iron rod marking a corner of said parcel, passing a set iron rod for reference a distance of 30.00 feet;

thence S 28° 24' 55" E along said Park parcel a distance of 227.06 feet to a set iron rod, marking a corner of said parcel;

thence N 61° 35' 05" E along said Park parcel a distance of 383.79 feet to a found railroad spike on the centerline of County Highway 35 marking a corner of said parcel, passing a set iron rod for reference a distance of 353.79 feet;

thence S 28° 15' 50" E along said centerline a distance of 966.39 feet to a set MAG nail marking a corner of a parcel of land currently owned by J. E. Burks, et ux;

thence S 89° 14' 41" W along said Burks parcel a distance of 987.18 feet to a found iron rod marking a corner of said parcel, passing a set iron rod for reference a distance of 33.82 feet;

thence N 00° 11' 51" W along said Burks parcel a distance of 223.55 feet to a found iron rod marking a corner of said parcel;

thence N 69° 20' 59" W along said Burks parcel a distance of 207.40 feet to a found iron rod marking a corner of said parcel;

thence N 81° 47' 25" W along said Burks parcel a distance of 142.39 feet to a found iron rod marking a corner of said parcel;

thence N 17° 59' 42" W along said Burks parcel a distance of 256.05 feet to a set iron rod marking a corner of said parcel;

thence N 57° 05' 38" W along said Burks parcel a distance of 136.05 feet to a found iron rod marking a corner of said parcel;

thence S 89° 51' 05" W along said Burks parcel a distance of 229.70 feet to a set iron rod on the east line of a parcel of land currently owned by W. C. Koehler and K. C. Koehler, Trustees, marking a corner of said Burks parcel;

thence N 00° 02' 43" W along said Koehler parcel a distance of 693.95 feet to a set iron rod marking a corner of a parcel of land currently owned by M. T. Conner, et ux;

thence N 89° 18' 09" E along said Conner parcel a distance of 1032.29 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 998.45 feet.

Containing in all 32.690 acres of land, more or less, of which 0.882 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 March, 2014.

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14008-S

Tract 1