

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

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**LEGAL DESCRIPTION OF A 65.704 ACRE PARCEL  
FOR KEAR FAMILY TRUST**

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 17, 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 center of said Section 17 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 06' 19" E along the centerline of Township Highway 78 a distance of 244.00 feet to a found MAG nail;

thence S 89° 53' 40" W a distance of 398.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 00° 06' 19" E a distance of 136.00 feet to a set iron rod;

thence N 86° 10' 20" E a distance of 133.30 feet to a set iron rod;

thence S 57° 03' 55" E a distance of 41.73 feet to a set iron rod;

thence S 00° 06' 19" E a distance of 49.90 feet to a set iron rod;

thence S 52° 22' 45" E a distance of 124.51 feet to a set iron rod;

thence S 81° 32' 20" E a distance of 133.00 feet to a set MAG nail on the centerline of Township Highway 78, passing a set iron rod a distance of 102.66 feet;

thence S 00° 06' 19" E along said centerline a distance of 118.15 feet to a found MAG nail situated on the north line of a parcel of land now or formerly owned by P. Brodman, Trustee;

thence S 89° 59' 59" W along said Brodman parcel a distance of 2635.08 feet to a found iron rod on the west line of said Section 17;

REFERENCE SURVEY VOL. D  
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TRACT 3 65.704 Acre.

thence N 00° 18' 32" W along the west line said Section 17 a distance of 1319.98 feet to a point marking the southwest corner of a parcel of land now or formerly owned by J. & E. Price, referenced by a found iron rod S 85° 43' 58" E a distance of 3.69 feet;

thence S 81° 26' 11" E along the south line of said J. & E. Price parcel a distance of 1650.48 feet to a set iron rod;

thence S 00° 18' 32" E a distance of 14.00 feet to a point on the centerline of Potato Run, referenced by aforesaid set iron rod situated N 00° 18' 32" W a distance of 14.00 feet;

thence S 81° 46' 08" E along the centerline of said Potato Run a distance of 1020.05 feet to a set MAG nail on the centerline of Township Highway 78 referenced by a found iron rod situated S 50° 35' 15" E a distance of 41.71 feet;

thence S 00° 09' 32" W along the centerline of Township Highway 78 a distance of 256.00 feet to the **POINT OF BEGINNING**.

Containing in all 65.704 acres of land, more or less, of which 0.429 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 November, 2015.

Prior Deed References – OR 233, Pages 2006

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**LEGAL DESCRIPTION OF A 1.916 ACRE PARCEL  
FOR KEAR FAMILY TRUST**

Being a parcel of land situated in part of the Southwest Quarter of Section 17, 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 center of said Section 17;

thence S 00° 06' 19" E along the centerline of Township Highway 78 a distance of 244.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 53' 40" W a distance of 30.00 feet;

thence continuing S 00° 06' 19" E along the centerline of said Township Highway 78 a distance of 296.00 feet to a set MAG nail;

thence N 81° 32' 20" W a distance of 133.00 feet to a set iron rod, passing a set iron rod for reference a distance of 30.34 feet;

thence N 52° 22' 45" W a distance of 124.51 feet to a set iron rod;

thence N 00° 06' 19" W a distance of 49.90 feet to a set iron rod;

thence N 57° 03' 55" W a distance of 41.73 feet to a set iron rod;

thence S 86° 10' 20" W a distance of 133.30 feet to a set iron rod;

thence N 00° 06' 19" W a distance of 136.00 feet to a set iron rod;

thence N 89° 53' 40" E a distance of 398.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 368.00 feet;

Containing in all 1.916 acres of land, more or less, of which 0.202 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 1 1.916 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 November, 2015.

Prior Deed References – OR 233, Pages 2006

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**LEGAL DESCRIPTION OF A 14.056 ACRE PARCEL  
FOR KEAR FAMILY TRUST**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod in a monument box marking the intersection of the centerline of Township Highway 46 and the centerline of Township Highway 78 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 09' 32" W along the centerline of said Township Highway 78 a distance of 575.06 feet to a set MAG nail situated on the centerline of Potato Run referenced by a found iron rod situated S 50° 35' 15" E a distance of 41.71 feet;

thence N 81° 46' 08" W along the centerline of Potato Run a distance of 1020.05 feet to a point;

thence N 00° 18' 32" W on a line and the east line of a parcel of land now or formerly owned by J. & E. Price a distance of 635.26 feet to a set MAG nail situated on the centerline of Township Highway 46, passing set iron rods for reference at distances of 14.00 feet and 604.61 feet respectively;

thence S 78° 30' 35" E along the centerline of said Township Highway 46 a distance of 1035.31 feet to the **POINT OF BEGINNING**;

Containing in all 14.056 acres of land, more or less, of which 1.089 acres, more or less, are 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 November, 2015.

Prior Deed References -- OR 233, Pages 2006

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REFERENCE SURVEY VOL. D  
PAGE 557 IN THE TAX MAP OFFICE

TRACT 2 14.056 AC