

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

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**LEGAL DESCRIPTION OF A 33.337 ACRE PARCEL  
FOR J. P. LININGER**

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

Commencing at a found iron rod marking the North Quarter Post of said Section 14;

thence on an assumed bearing of S 00° 01' 33" E along the north-south half section line a  
distance of 1315.47 feet to a found iron rod marking the southeast corner of a parcel of  
land currently owned by C. Bertholf, passing a found iron rod a distance of 955.26 feet;

thence S 88° 55' 25" W along said Bertholf parcel a distance of 224.40 feet to a found  
iron rod marking a corner of a parcel of land now or formerly owned by LF Grain  
Systems, LLC and being the **POINT OF BEGINNING** of the hereinafter described  
parcel;

thence S 08° 49' 01" W along said LF Grain Systems, LLC parcel a distance of 345.29  
feet to a found iron rod;

thence S 31° 56' 54" E along said parcel a distance of 447.27 feet to a found MAG nail  
on the centerline of County Highway 37, passing a found iron rod for reference a distance  
of 414.57 feet;

thence S 34° 35' 23" W along said centerline a distance of 730.84 feet to a found MAG  
nail on the north line of a parcel of land currently owned by Wheeling & Lake Erie  
Railroad;

thence S 88° 55' 25" W along said Wheeling & Lake Erie Railroad parcel a distance of  
868.78 feet to a set iron rod marking the southeast corner of a parcel of land currently  
owned by T. Baum, et ux, passing a set iron rod for reference a distance of 36.93 feet;

thence N 00° 02' 18" W along said Baum parcel a distance of 1318.02 feet to a set iron  
rod marking the southwest corner of the aforementioned Bertholf parcel;

thence N 88° 55' 25" E along said Bertholf parcel a distance of 1100.84 feet to the  
**POINT OF BEGINNING.**

Containing in all 33.337 acres of land, more or less, of which 0.515 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.

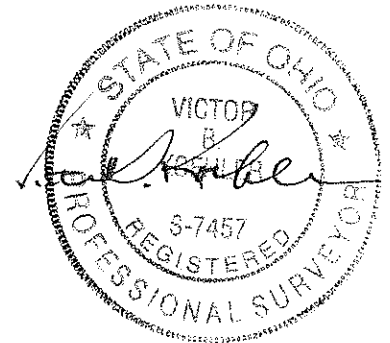
Bearings are assumed and are for angular measurement only.

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 February, 2015.

Prior Deed Reference – OR Volume 233, Page 980.

15019-S  
Tract 3

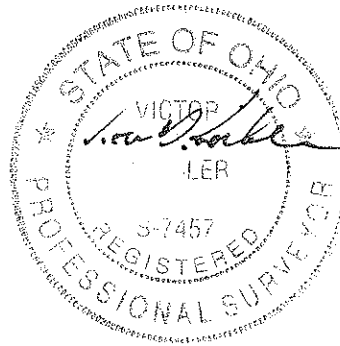


PT: 1 N: 0.0000 E: 0.0000  
S8°49'01"W DIST: 345.29  
PT: 2 N: -341.2097 E: -52.9254  
S31°56'54"E DIST: 447.27  
PT: 3 N: -720.7298 E: 183.7495  
S34°35'23"W DIST: 730.84  
PT: 4 N: -1322.3852 E: -231.1455  
S88°55'25"W DIST: 868.78  
PT: 5 N: -1338.7056 E: -1099.7722  
N0°02'18"W DIST: 1318.02  
PT: 6 N: -20.6859 E: -1100.6540  
N88°55'25"E DIST: 1100.84  
PT: 7 N: -0.0062 E: -0.0083

CLOSING BEARING/DISTANCE: N53°26'43"E DIST: 0.0103

MISCLOSURE: N: -0.0062 E: -0.0083

AREA: 33.337 ACRES



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**LEGAL DESCRIPTION OF A 22.044 ACRE PARCEL  
FOR J. P. LININGER**

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

Commencing at a found iron rod marking the North Quarter Post of said Section 14 and  
being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 26' 27" E along the centerline of County  
Highway 16 a distance of 1328.38 feet to a found stone in a monument box situated on  
the centerline of County Highway 37;

thence S 33° 53' 09" W along the centerline of County Highway 37 a distance of 1158.30  
feet to a found MAG nail marking the northeast corner of a parcel of land now or  
formerly owned by R. J. Lininger;

thence S 89° 26' 27" W along said R.J. Lininger line a distance of 682.13 feet to a found  
iron rod on the north-south half section line marking the northwest corner of said parcel,  
passing 2 found iron rods for reference a distance of 36.38 feet and 603.63 feet;

thence N 00° 01' 33" W along said half section line a distance of 955.26 feet to the  
**POINT OF BEGINNING.**

Containing in all 22.044 acres of land, more or less, of which 1.897 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.

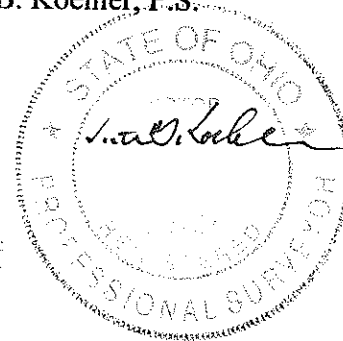
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in February, 2015.

Prior Deed Reference – OR Volume 233, Page 980.

15019-S Tract 1

REFERENCE SURVEY VOL. 0  
PAGE 564 TO THE T.A.M. MAP OFFICE  
(TRACT #1) (22.044A)



PT: 1 N: 0.0000 E: 0.0000  
N89°26'27"E DIST: 1328.38  
PT: 2 N: 12.9639 E: 1328.3167  
S33°53'09"W DIST: 1158.30  
PT: 3 N: -948.5991 E: 682.5183  
S89°26'27"W DIST: 682.13  
PT: 4 N: -955.2561 E: 0.4208  
N0°01'33"W DIST: 955.26  
PT: 5 N: 0.0038 E: -0.0099

CLOSING BEARING/DISTANCE: S68°56'49"E DIST: 0.0106

MISCLOSURE: N: 0.0038 E: -0.0099

AREA: 22.044 ACRES



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**LEGAL DESCRIPTION OF A 86.443 ACRE PARCEL  
FOR J. P. LININGER**

Being a parcel of land situated in part of the Northwest and Northeast Quarters of Section 14, 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 intersection of the centerlines of County Highway 16 and County Highway 37 marking the northwest corner of a parcel of land currently owned by R. Hetzel, et ux, and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 01' 54" E along said Hetzel parcel a distance of 1484.65 feet to a set iron rod marking the southwest corner of said parcel;

thence N 89° 26' 53" E along said Hetzel parcel a distance of 1332.17 feet to a set iron rod on the east line of said Section 14 and marking the southeast corner of said parcel;

thence S 00° 02' 16" E along said section line a distance of 1121.35 feet to a set iron rod on the north line of a parcel of land currently owned by Wheeling & Lake Erie Railroad;

thence S 89° 54' 37" W along said Wheeling & Lake Erie Railroad parcel a distance of 660.00 feet to a set iron rod;

thence S 00° 05' 23" E along said Wheeling & Lake Erie Railroad parcel a distance of 43.98 feet to a set iron rod on the east-west half section line;

thence S 89° 26' 53" W along said half section line a distance of 1217.10 feet to a set iron rod on the north line of said Wheeling & Lake Erie Railroad parcel;

thence N 80° 02' 04" W along said Wheeling & Lake Erie Railroad parcel a distance of 41.48 feet to a set iron rod;

thence along said Wheeling & Lake Erie Railroad parcel an arc distance of 342.12 feet on a curve to the left having a radius of 1713.12 feet, a chord of 341.55 and a chord bearing of N 85° 39' 49" W to a point;

thence S 88° 55' 25" W along said Wheeling & Lake Erie Railroad parcel, passing a set iron rod for reference a distance of 2.00 feet, a total distance of 858.65 feet to a found MAG nail on the centerline of County Highway 37, referenced by a set iron rod situated S 88° 55' 25" W a distance of 36.93 feet;

thence N 34° 35' 23" E along said centerline a distance of 1004.39 feet to a found MAG nail marking the southwest corner of a parcel of land now or formerly owned by R. J. Lininger, passing a found MAG nail a distance of 730.84 feet;

thence S 79° 06' 25" E along said R. J. Lininger parcel a distance of 449.18 feet to a found iron rod marking the southeast corner of said R. J. Lininger parcel, passing a found iron rod for reference a distance of 32.59 feet;

thence N 17° 15' 56" E along said R. J. Lininger parcel a distance of 200.00 feet to a found iron rod marking the northeast corner of said R. J. Lininger parcel;

thence N 75° 58' 03" W along said R.J. Lininger parcel a distance of 378.81 feet to a found MAG nail on the centerline of County Highway 37 marking the northwest corner of said R. J. Lininger parcel, passing a found iron rod for reference a distance of 346.91 feet;

thence N 33° 53' 09" E along said centerline a distance of 1937.27 feet to the **POINT OF BEGINNING**, passing a found MAG nail a distance of 778.97 feet.

Containing in all 86.443 acres of land, more or less, of which 2.004 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.

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Prior Deed Reference -- OR Volume 233, Page 980.

15019-S  
Tract 2



PT: 1 N: 0.0000 E: 0.0000  
S0°01'54"E DIST: 1484.65  
PT: 2 N: -1484.6498 E: 0.8205  
N89°26'53"E DIST: 1332.17  
PT: 3 N: -1471.8168 E: 1332.9287  
S0°02'16"E DIST: 1121.35  
PT: 4 N: -2593.1666 E: 1333.6681  
S89°54'37"W DIST: 660.00  
PT: 5 N: -2594.2001 E: 673.6689  
S0°05'23"E DIST: 43.98  
PT: 6 N: -2638.1801 E: 673.7378  
S89°26'53"W DIST: 1217.10  
PT: 7 N: -2649.9045 E: -543.3058  
N80°02'04"W DIST: 41.48  
PT: 8 N: -2642.7262 E: -584.1599  
N85°39'49"W DIST: 341.55  
PT: 9 N: -2616.9009 E: -924.7322  
S88°55'25"W DIST: 858.65  
PT: 10 N: -2633.0310 E: -1783.2306  
N34°35'23"E DIST: 1004.39  
PT: 11 N: -1806.1787 E: -1213.0424  
S79°06'25"E DIST: 449.18  
PT: 12 N: -1891.0632 E: -771.9559  
N17°15'56"E DIST: 200.00  
PT: 13 N: -1700.0753 E: -712.5957  
N75°58'03"W DIST: 378.81  
PT: 14 N: -1608.2244 E: -1080.1014  
N33°53'09"E DIST: 1937.27  
PT: 15 N: 0.0006 E: 0.0039

CLOSING BEARING/DISTANCE: S80°46'52"W DIST: 0.0039

MISCLOSURE: N: 0.0006 E: 0.0039

AREA: 86.443 ACRES

