

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

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**LEGAL DESCRIPTION OF A 109.832 ACRE PARCEL  
FOR CHRISTINE B. COPE, TRUSTEE**

Being a parcel of land situated in part of the Southeast Quarter of Fractional Section 20, the Southwest Quarter of Fractional Section 21 and the Cherokee Boys Reservation, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the centerline intersection of State Highway 53 and State Highway 103 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 00' 00" E along the centerline of State Highway 53 a distance of 40.00 to a set MAG nail;

thence N 89° 49' 31" E a distance of 775.00 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence S 45° 00' 00" E a distance of 59.50 feet to a set iron rod;

thence S 89° 20' 15" E a distance of 320.71 feet to a set iron rod;

thence N 89° 39' 23" E a distance of 412.53 feet to a set iron rod;

thence S 88° 30' 05" E a distance of 421.46 feet to a set iron rod;

thence N 04° 35' 51" E a distance of 653.20 feet to a set iron rod marking the south line of a parcel of land now or formerly owned by Palmlein Farms LTD.;

thence S 89° 59' 46" E along the south line of said Palmlein Farms LTD. parcel a distance of 718.68 feet to a found iron rod;

thence N 00° 12' 18" W along the east line of said Palmlein Farms LTD. parcel a distance of 1014.36 feet to a point on the centerline of the Sandusky River, passing a found iron rod a distance of 1003.64 feet;

thence S  $67^{\circ} 04' 53''$  E along the centerline of the Sandusky River a distance of 130.87 feet to a point, referenced by a found iron rod situated S  $08^{\circ} 10' 13''$  W a distance of 35.00 feet;

thence S  $79^{\circ} 40' 32''$  E along the centerline of the Sandusky River a distance of 196.72 feet to a point, referenced by a found iron rod situated S  $14^{\circ} 52' 34''$  E a distance of 30.00 feet;

thence N  $76^{\circ} 38' 19''$  E along the centerline of the Sandusky River a distance of 201.04 feet to a point, referenced by a found iron rod situated S  $23^{\circ} 57' 58''$  E a distance of 25.00 feet;

thence N  $64^{\circ} 53' 26''$  E along the centerline of the Sandusky River a distance of 269.53 feet to a point, referenced by a found iron rod situated S  $53^{\circ} 44' 42''$  E a distance of 35.00 feet;

thence N  $30^{\circ} 58' 51''$  E along the centerline of the Sandusky River a distance of 227.31 feet to a point, referenced by a found iron rod situated S  $32^{\circ} 25' 46''$  E a distance of 60.00 feet;

thence N  $57^{\circ} 09' 00''$  E along the centerline of the Sandusky River a distance of 354.40 feet to a point, referenced by a found iron rod situated S  $06^{\circ} 04' 46''$  W a distance of 80.00 feet;

thence S  $82^{\circ} 39' 08''$  E along the centerline of the Sandusky River a distance of 147.06 feet to a point, referenced by a found iron rod situated S  $22^{\circ} 28' 47''$  W a distance of 80.00 feet;

thence S  $61^{\circ} 59' 02''$  E along the centerline of the Sandusky River a distance of 208.64 feet to a point, referenced by a found iron rod situated S  $45^{\circ} 23' 42''$  W a distance of 65.00 feet;

thence S  $51^{\circ} 34' 52''$  E along the centerline of the Sandusky River a distance of 97.73 feet to a point, referenced by a found iron rod situated S  $61^{\circ} 28' 33''$  W a distance of 80.00 feet;

thence S  $20^{\circ} 51' 04''$  E along the centerline of the Sandusky River a distance of 222.85 feet to a point, referenced by a found iron rod situated N  $74^{\circ} 23' 41''$  W a distance of 70.00 feet;

thence S  $15^{\circ} 02' 13''$  W along the centerline of the Sandusky River a distance of 87.86 feet to a point, referenced by a found iron rod situated S  $86^{\circ} 30' 08''$  W a distance of 75.00 feet;

thence S 01° 05' 23" E along the centerline of the Sandusky River a distance of 244.32 feet to a point, referenced by a found iron rod situated S 48° 20' 04" W a distance of 50.00 feet;

thence S 48° 57' 20" E along the centerline of the Sandusky River a distance of 152.42 feet to a point, referenced by a found iron rod situated S 56° 12' 16" W a distance of 70.00 feet;

thence S 26° 08' 21" E along the centerline of the Sandusky River a distance of 302.64 feet to a point, referenced by a found iron rod situated S 73° 46' 03" W a distance of 50.00 feet;

thence S 14° 03' 40" E along the centerline of the Sandusky River a distance of 157.09 feet to a point, referenced by a found iron rod situated N 77° 59' 30" W a distance of 50.00 feet;

thence S 14° 32' 55" W along the centerline of the Sandusky River a distance of 113.11 feet to a point, referenced by a found iron rod situated N 79° 22' 33" W a distance of 45.00 feet;

thence S 08° 38' 11" W along the centerline of the Sandusky River a distance of 408.92 feet to a point, referenced by a found iron rod situated N 88° 50' 07" W a distance of 60.00 feet;

thence S 06° 18' 46" E along the centerline of the Sandusky River a distance of 114.62 feet to a point, referenced by a found iron rod situated N 86° 07' 44" W a distance of 75.00 feet;

thence S 16° 15' 44" W along the centerline of the Sandusky River a distance of 116.93 feet to a point, referenced by a found iron rod situated N 82° 41' 16" W a distance of 50.00 feet;

thence S 00° 23' 54" W along the centerline of the Sandusky River a distance of 122.29 feet to a point, referenced by a found iron rod situated N 77° 45' 15" W a distance of 64.96 feet;

thence S 12° 52' 35" W along the centerline of the Sandusky River a distance of 272.80 feet to a point, referenced by a found iron rod situated N 62° 22' 45" W a distance of 65.00 feet;

thence S 29° 35' 55" W along the centerline of the Sandusky River a distance of 335.39 feet to a point marking the north line of a parcel of land now or formerly owned by Mott-Buckland Farms, Inc.;

thence S 89° 42' 33" W along the north line of said Mott-Buckland Farms Inc. parcel a distance of 1554.99 feet to a set iron rod, passing a set iron rod a distance of 65.00 feet;

thence N 03° 26' 29" E a distance of 502.50 feet to a set iron rod;

thence S 89° 31' 25" W a distance of 686.38 feet to a set iron rod;

thence N 88° 30' 05" W a distance of 563.60 feet to a set iron rod;

thence S 89° 39' 23" W a distance of 412.24 feet to a set iron rod;

thence N 89° 20' 15" W a distance of 381.10 feet to a set iron rod;

thence N 45° 00' 00" W a distance of 58.26 feet to a set iron rod;

thence S 89° 49' 31" W a distance of 715.38 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 690.38 feet.

Containing in all 109.832 acres of land, more or less, of which 0.023 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, 2016

Prior Deed Reference – OR 231, Page 35.

16033-S Tract 3



PT: 1 N: 0.0000 E: 0.0000  
 N0°00'00"E DIST: 40.00  
 PT: 2 N: 40.0000 E: 0.0000  
 N89°49'31"E DIST: 775.00  
 PT: 3 N: 42.3633 E: 774.9964  
 S45°00'00"E DIST: 59.50  
 PT: 4 N: 0.2905 E: 817.0692  
 S89°20'15"E DIST: 320.71  
 PT: 5 N: -3.4177 E: 1137.7578  
 N89°39'23"E DIST: 412.53  
 PT: 6 N: -0.9437 E: 1550.2804  
 S88°30'05"E DIST: 421.46  
 PT: 7 N: -11.9661 E: 1971.5962  
 N4°35'51"E DIST: 653.20  
 PT: 8 N: 639.1322 E: 2023.9538  
 S89°59'46"E DIST: 718.68  
 PT: 9 N: 639.0834 E: 2742.6338  
 N0°12'18"W DIST: 1014.36  
 PT: 10 N: 1653.4369 E: 2739.0045  
 S67°04'53"E DIST: 130.87  
 PT: 11 N: 1602.4731 E: 2859.5435  
 S79°40'32"E DIST: 196.72  
 PT: 12 N: 1567.2166 E: 3053.0783  
 N76°38'19"E DIST: 201.04  
 PT: 13 N: 1613.6753 E: 3248.6765  
 N64°53'26"E DIST: 269.53  
 PT: 14 N: 1728.0501 E: 3492.7356  
 N30°58'51"E DIST: 227.31  
 PT: 15 N: 1922.9319 E: 3609.7437  
 N57°09'00"E DIST: 354.40  
 PT: 16 N: 2115.1732 E: 3907.4729  
 S82°39'08"E DIST: 147.06  
 PT: 17 N: 2096.3654 E: 4053.3253  
 S61°59'02"E DIST: 208.64  
 PT: 18 N: 1998.3631 E: 4237.5159  
 S51°34'52"E DIST: 97.73  
 PT: 19 N: 1937.6331 E: 4314.0862  
 S20°51'04"E DIST: 222.85  
 PT: 20 N: 1729.3778 E: 4393.4076  
 S15°02'13"W DIST: 87.86  
 PT: 21 N: 1644.5263 E: 4370.6131  
 S1°05'23"E DIST: 244.32  
 PT: 22 N: 1400.2505 E: 4375.2596  
 S48°57'20"E DIST: 152.42  
 PT: 23 N: 1300.1648 E: 4490.2148  
 S26°08'21"E DIST: 302.64  
 PT: 24 N: 1028.4768 E: 4623.5437  
 S14°03'40"E DIST: 157.09  
 PT: 25 N: 876.0936 E: 4661.7098  
 S14°32'55"W DIST: 113.11  
 PT: 26 N: 766.6105 E: 4633.2964  
 S8°38'11"W DIST: 408.92  
 PT: 27 N: 362.3272 E: 4571.8917  
 S6°18'46"E DIST: 114.62  
 PT: 28 N: 248.4022 E: 4584.4948  
 S16°15'44"W DIST: 116.93  
 PT: 29 N: 136.1505 E: 4551.7505  
 S0°23'54"W DIST: 122.29  
 PT: 30 N: 13.8635 E: 4550.9003  
 S12°52'35"W DIST: 272.80  
 PT: 31 N: -252.0764 E: 4490.1072  
 S29°35'55"W DIST: 335.39  
 PT: 32 N: -543.7004 E: 4324.4511  
 S89°42'33"W DIST: 1554.99  
 PT: 33 N: -551.5935 E: 2769.4812

N3°26'29"E DIST: 502.50  
PT: 34 N: -49.9996 E: 2799.6450  
S89°31'25"W DIST: 686.38  
PT: 35 N: -55.7065 E: 2113.2887  
N88°30'05"W DIST: 563.60  
PT: 36 N: -40.9668 E: 1549.8815  
S89°39'23"W DIST: 412.24  
PT: 37 N: -43.4391 E: 1137.6489  
N89°20'15"W DIST: 381.10  
PT: 38 N: -39.0326 E: 756.5744  
N45°00'00"W DIST: 58.26  
PT: 39 N: 2.1635 E: 715.3783  
S89°49'31"W DIST: 715.38  
PT: 40 N: -0.0181 E: 0.0016

CLOSING BEARING/DISTANCE: N5°12'44"W DIST: 0.0181

MISCLOSURE: N= -0.0181, E= 0.0016

AREA: 109.832 ACRES



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**LEGAL DESCRIPTION OF A 28.664 ACRE PARCEL  
FOR CHRISTINE B. COPE, TRUSTEE**

Being a parcel of land situated in part of the Southeast Quarter of Fractional Section 20, the Southwest Quarter of Fractional Section 21 and the Cherokee Boys Reservation, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the centerline intersection of State Highway 53 and State Highway 103, thence N 00° 00' 00" E along the centerline of said State Highway of 53 a distance of 40.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, said nail referenced by a set iron rod situated N 89° 49' 31" E a distance of 25.00 feet;

thence continuing N 00° 00' 00" E along said centerline a distance of 599.27 feet to a found MAG nail marking the southwest corner of a parcel of land now or formerly owned by Palmlein Farms LTD.;

thence S 89° 59' 46" E along the south line of said Palmlein Farms LTD. parcel a distance of 2023.95 feet to a set iron, passing a found iron rod a distance of 25.00 feet;

thence S 04° 35' 51" W a distance of 653.20 feet to a set iron rod;

thence N 88° 30' 05" W a distance of 421.46 feet to a set iron rod;

thence S 89° 39' 23" W a distance of 412.53 feet to a set iron rod;

thence N 89° 20' 15" W a distance of 320.71 feet to a set iron rod;

thence N 45° 00' 00" W a distance of 59.50 feet to a set iron rod;

thence S 89° 49' 31" W a distance of 775.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 750.00 feet.

Containing in all 28.664 acres of land, more or less, of which 0.344 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, 2016.

Prior Deed Reference – OR 231, Page 35

16033-S Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N0°00'00"E DIST: 599.27  
PT: 2 N: 599.2700 E: 0.0000  
S89°59'46"E DIST: 2023.95  
PT: 3 N: 599.1326 E: 2023.9500  
S4°35'51"W DIST: 653.20  
PT: 4 N: -51.9656 E: 1971.5925  
N88°30'05"W DIST: 421.46  
PT: 5 N: -40.9433 E: 1550.2766  
S89°39'23"W DIST: 412.53  
PT: 6 N: -43.4173 E: 1137.7540  
N89°20'15"W DIST: 320.71  
PT: 7 N: -39.7091 E: 817.0655  
N45°00'00"W DIST: 59.50  
PT: 8 N: 2.3638 E: 774.9926  
S89°49'31"W DIST: 775.00  
PT: 9 N: 0.0005 E: -0.0038

CLOSING BEARING/DISTANCE: S83°10'42"E DIST: 0.0038

MISCLOSURE: N= 0.0005, E= -0.0038

AREA: 28.664 ACRES



REFERENCE SURVEY VOL. D  
PAGE 565 IN THE TAX MAP REG  
*Tract #1*

2016

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P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
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**LEGAL DESCRIPTION OF A 25.479 ACRE PARCEL  
FOR CHRISTINE B. COPE TRUSTEE**

Being a parcel of land situated in part of the Southeast Quarter of Fractional Section 20 and the Southwest Quarter of Fractional Section 21, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the centerline intersection of State Highway 53 and State Highway 103 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 49' 31" E a distance of 715.38 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence S 45° 00' 00" E a distance of 58.26 feet to a set iron rod;

thence S 89° 20' 15" E a distance of 381.10 feet to a set iron rod;

thence N 89° 39' 23" E a distance of 412.24 feet to a set iron rod;

thence S 88° 30' 05" E a distance of 563.60 feet to a set iron rod;

thence N 89° 31' 25" E a distance of 686.38 feet to a set iron rod;

thence S 03° 26' 29" W a distance of 502.50 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by Mott-Buckland Farms, Inc.;

thence S 89° 42' 33" W along the north line of said Mott-Buckland Farms Inc. parcel a distance of 22.58 feet to a found iron rod;

thence continuing S 89° 49' 31" W along the north line of said Mott-Buckland Farms Inc. parcel a distance of 2086.27 feet to a found iron rod marking a corner of said Mott-Buckland Farms parcel;

thence N 00° 32' 15" W along a line of said Mott-Buckland Farms parcel a distance of 519.77 feet to a set iron rod marking a northeast corner of said Mott-Buckland Farms parcel;

REFERENCE SURVEY VOL. D  
PAGE 565 IN THE BOX OF 565

Tract 2 (25.479A)

2016

thence S 89° 49' 31" W along the north line of said Mott-Buckland Farm parcel a distance of 658.71 feet to a set MAG nail on the centerline of State Highway 53 marking the northwest corner of said Mott-Buckland Farms parcel, passing a found iron rod a distance of 633.39 feet;

thence N 04° 11' 00" E along said centerline a distance of 40.42 feet to the **POINT OF BEGINNING**.

Containing in all 25.479 acres of land, more or less, of which 0.023 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, 2016.

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16033-S Tract 2





Scale: 1 Inch = 525 Feet

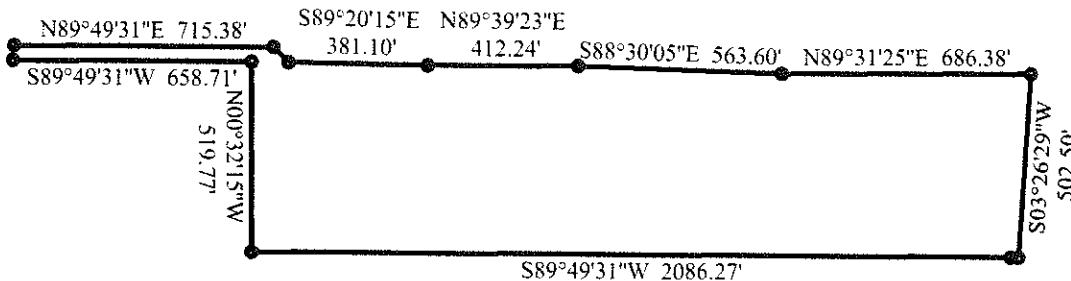
Area: 25.479 Acres (1,109,859.00 Square Feet)

Christine Cope Trustee / Tymochtee Twp Sections 20/21-01-14/ 25.479 Acres  
Vol D Page 565 / 2016 --- Tract 2

Area: 25.479 Acres (1,109,859.00 Square Feet)

Perimeter: 6647.21 Feet

Gap = 0.005



Errors and Omissions Excepted.

1. N89°49'31"E 715.38'
2. S45°00'00"E 58.26'
3. S89°20'15"E 381.10'
4. N89°39'23"E 412.24'
5. S88°30'05"E 563.60'
6. N89°31'25"E 686.38'
7. S03°26'29"W 502.50'
8. S89°42'33"W 22.58'
9. S89°49'31"W 2086.27'
10. N00°32'15"W 519.77'
11. S89°49'31"W 658.71'
12. N04°11'00"E 40.42'