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

**LEGAL DESCRIPTION OF A 2.198 ACRE PARCEL
FOR TOM OSBORN**

Being a parcel of land situated in part of the Northwest Quarter of Section 7, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the north quarter post of said Section 7 and the
centerline of Township Highway 13;

thence on an assumed bearing of S 11° 16' 39" W along the centerline of said Township
Highway 13 a distance of 913.79 feet to a found nail, referenced by a found iron rod
situated S 77° 18' 49" E a distance of 30.01 feet;

thence S 14° 05' 43" W along the centerline of Township Highway 13 a distance of
436.34 feet to a found nail, referenced by a found iron rod situated S 82° 45' 00" E a
distance of 30.22 feet;

thence S 00° 24' 19" W along the centerline of Township Highway 13 a distance of 44.70
feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by W.
Osborn and being the **POINT OF BEGINNING** of the hereinafter described parcel,
referenced by a set iron rod situated S 83° 03' 11" W a distance of 30.25 feet;

thence S 83° 03' 11" W on a line a distance of 85.53 feet to a point, passing a set iron rod
for reference a distance of 30.25 feet;

thence N 41° 56' 54" W on a line a distance of 155.10 feet to a point in Sycamore Creek,
referenced by a set iron rod situated S 83° 03' 06" W a distance of 53.24 feet;

thence S 83° 03' 06" W on a line a distance of 460.02 feet to a set iron rod marking a
corner of a parcel of land now or formerly owned by W. Osborn, passing the
aforementioned iron rod a distance of 53.24 feet;

thence N 02° 37' 40" W along said W. Osborn parcel a distance of 262.68 feet to a point
in Sycamore Creek, passing a set iron rod for reference a distance of 212.68 feet;

thence S 83° 37' 40" E along said W. Osborn parcel a distance of 297.00 feet to a set iron
rod;

REFERENCE SURVEY MAP, D
PAGE 582 OF THE PLAT RECORD
"2017" (TRACT 4) (2.198A)

thence S 52° 24' 19" W along said W. Osborn parcel a distance of 456.99 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 419.33 feet.

Containing in all 2.198 acres of land, more or less, of which 0.009 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 August 2017.

Prior Deed References – DV 215, Page 717

17064-S Tract 4



PT: 1 N: 10000.0000 E: 10000.0000
S83°03'11"W DIST: 85.53
PT: 2 N: 9989.6551 E: 9915.0979
N41°56'54"W DIST: 155.10
PT: 3 N: 10105.0104 E: 9811.4197
S83°03'06"W DIST: 460.02
PT: 4 N: 10049.3599 E: 9354.7783
N2°37'40"W DIST: 262.68
PT: 5 N: 10311.7636 E: 9342.7351
S83°37'40"E DIST: 297.00
PT: 6 N: 10278.8005 E: 9637.9002
S52°24'19"E DIST: 456.99
PT: 7 N: 10000.0036 E: 9999.9943

CLOSING BEARING/DISTANCE: S57°47'42"E DIST: 0.0067

MISCLOSURE: N: 0.0036 E: -0.0057

AREA: 2.198 ACRES



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

**LEGAL DESCRIPTION OF A 11.901 ACRE PARCEL
FOR SHAWN OSBORN**

Being a parcel of land situated in part of the Northwest Quarter of Section 7, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northwest corner of said Section 7 and being
the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 87° 58' 49" E along the north line of said Section 7 a
distance of 1323.19 feet to a point in Sycamore Creek marking a corner of a parcel of
land now or formerly owned by W. Osborn, referenced by a set iron rod situated S 09°
09' 58" W a distance of 56.02 feet;

thence S 20° 42' 25" E along said W. Osborn parcel a distance of 660.00 feet to a point in
Sycamore Creek, passing a set iron rod for reference a distance of 630.00 feet;

thence S 34° 03' 49" W along said W. Osborn parcel a distance of 204.79 feet to a point
on the face of a high bank, referenced by a set iron rod situated N 50° 54' 59" W a
distance of 30.36 feet;

thence N 50° 54' 59" W along said W. Osborn parcel a distance of 30.36 feet to the
aforementioned set iron rod;

thence N 25° 33' 27" W along said W. Osborn parcel a distance of 167.28 feet to a set
iron rod marking a corner of a parcel of land now or formerly owned by T. Osborn;

thence continuing N 25° 33' 27" W along said T. Osborn parcel a distance of 218.73 feet
to a set iron rod;

thence N 63° 41' 10" W along said T. Osborn parcel a distance of 49.50 feet to a set iron
rod;

thence S 87° 58' 49" W along said T. Osborn parcel a distance of 724.91 feet to a set
MAG nail marking the centerline of Township Highway 12, referenced by a found iron
rod situated N 82° 36' 41" W a distance of 77.10 feet;

REFERENCE SURVEY VOL. D
PAGE 582 IN THE TAX MAP OFFICE

(TRACT 1)(11.901 A) - "2017"

thence N 59° 42' 41" W along the centerline of Township Highway 12 a distance of 108.70 feet to a found MAG nail, referenced by a found iron rod situated N 71° 41' 49" W a distance of 65.27 feet;

thence N 58° 16' 30" W along the centerline of Township Highway 12 a distance of 76.72 feet to a found nail, referenced by a found iron rod situated S 09° 24' 37" E a distance of 20.12 feet;

thence N 45° 30' 14" W along the centerline of Township Highway 12 a distance of 64.25 feet to a found nail, referenced by a found iron rod situated S 37° 07' 48" E a distance of 81.37 feet;

thence N 28° 54' 32" W along the centerline of Township Highway 12 a distance of 66.31 feet to a found nail, referenced by a found iron rod situated N 36° 45' 15" W a distance of 96.88 feet;

thence N 19° 48' 37" W along the centerline of Township Highway 12 a distance of 49.47 feet to a found nail, referenced by a found iron rod situated N 52° 58' 26" W a distance of 51.62 feet;

thence N 29° 56' 03" W along the centerline of Township Highway 12 a distance of 59.39 feet to a found nail, referenced by a found iron rod situated S 29° 34' 54" W a distance of 23.44 feet;

thence N 52° 35' 09" W along the centerline of Township Highway 12 a distance of 31.68 feet to a found nail, referenced by a found iron rod situated S 18° 55' 37" E a distance of 41.90 feet;

thence N 73° 05' 56" W along the centerline of Township Highway 12 a distance of 65.82 feet to a found nail, referenced by a found iron rod situated S 52° 29' 32" E a distance of 96.52 feet;

thence N 82° 17' 29" W along the centerline of Township Highway 12 a distance of 110.57 feet to a set MAG nail marking the west line of said Section 7, referenced by a found iron rod situated N 01° 56' 15" W a distance of 8.01 feet;

thence N 01° 56' 15" W along the west line of said Section 7 a distance of 8.01 feet to the northeast corner of Section 12 Tymochtee Township;

thence N 02° 08' 24" W along the west line of said Section 7 a distance of 19.14 feet to the **POINT OF BEGINNING.**

Containing in all 11.901 acres of land, more or less, of which 0.453 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 August 2017.

Prior Deed References – DV 201, Page 110

17064-S Tract 1

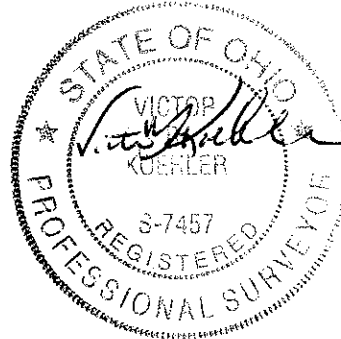


PT: 1 N: 0.0000 E: 0.0000
N87°58'49"E DIST: 1323.19
PT: 2 N: 46.6339 E: 1322.3680
S20°42'25"E DIST: 660.00
PT: 3 N: -570.7309 E: 1555.7362
S34°03'49"W DIST: 204.79
PT: 4 N: -740.3823 E: 1441.0307
N50°54'59"W DIST: 30.36
PT: 5 N: -721.2417 E: 1417.4644
N25°33'27"W DIST: 386.01
PT: 6 N: -373.0017 E: 1250.9333
N63°41'10"W DIST: 49.50
PT: 7 N: -351.0589 E: 1206.5625
S87°58'49"W DIST: 724.91
PT: 8 N: -376.6073 E: 482.1029
N59°42'41"W DIST: 108.70
PT: 9 N: -321.7838 E: 388.2409
N58°16'30"W DIST: 76.72
PT: 10 N: -281.4411 E: 322.9842
N45°30'14"W DIST: 64.25
PT: 11 N: -236.4108 E: 277.1548
N28°54'32"W DIST: 66.31
PT: 12 N: -178.3638 E: 245.0994
N19°48'37"W DIST: 49.47
PT: 13 N: -131.8214 E: 228.3337
N29°56'03"W DIST: 59.39
PT: 14 N: -80.3541 E: 198.6978
N52°35'09"W DIST: 31.68
PT: 15 N: -61.1062 E: 173.5355
N73°05'56"W DIST: 65.82
PT: 16 N: -41.9709 E: 110.5584
N82°17'29"W DIST: 110.57
PT: 17 N: -27.1396 E: 0.9876
N1°56'15"W DIST: 8.01
PT: 18 N: -19.1342 E: 0.7168
N2°08'24"W DIST: 19.14
PT: 19 N: -0.0075 E: 0.0021

CLOSING BEARING/DISTANCE: N15°18'18"W DIST: 0.0078

MISCLOSURE: N: -0.0075 E: 0.0021

AREA: 11.901 ACRES



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

**LEGAL DESCRIPTION OF A 29.204 ACRE PARCEL
FOR WILLIAM OSBORN**

Being a parcel of land situated in part of the Northwest Quarter of Section 7, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the north quarter post of said Section 7 and the centerline of Township Highway 13 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 11° 16' 39" W along the centerline of said Township Highway 13 a distance of 405.21 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by H & D Melroy, referenced by a found iron pipe situated N 66° 46' 24" W a distance of 10.33 feet;

thence N 66° 46' 24" W along said Melroy parcel a distance of 254.43 feet to a found iron pipe marking a corner of said Melroy parcel, passing the aforementioned iron pipe a distance of 10.33 feet;

thence S 11° 16' 39" W along said Melroy parcel a distance of 175.00 feet to a found iron pipe;

thence S 66° 46' 24" E along said Melroy parcel a distance of 254.43 feet to a set MAG nail, marking the centerline of said Township Highway 13, passing a found iron pipe for referenced a distance of 246.16 feet;

thence S 11° 16' 39" W along the centerline of Township Highway 13 a distance of 333.58 feet to a found nail, referenced by a found iron rod situated S 77° 18' 49" E a distance of 30.01 feet;

thence S 14° 05' 43" W along the centerline of Township Highway 13 a distance of 436.34 feet to a found nail, referenced by a found iron rod situated S 82° 45' 00" E a distance of 30.22 feet;

thence S 00° 24' 19" W along the centerline of Township Highway 13 a distance of 44.70 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by T. Osborn, referenced by a set iron rod situated S 83° 03' 11" W a distance of 30.25 feet;

REFERENCE SURVEY VOL. 0
PAGE 582 IN THE TAX MAP OFFICE

"2017" (TRACT 2) (29.204A)

thence N 52° 24' 19" W along said T. Osborn parcel a distance of 456.99 feet to a set iron rod, passing a set iron rod for reference a distance of 37.66 feet;

thence N 83° 37' 40" W along said T. Osborn parcel a distance of 297.00 feet to a point in Sycamore Creek, referenced by a set iron rod situated S 02° 37' 40" E a distance of 50.00 feet;

thence S 02° 37' 40" E along said T. Osborn parcel a distance of 262.68 feet to a set iron rod, passing the aforementioned set iron rod a distance of 50.00 feet;

thence S 87° 52' 21" W along said T. Osborn parcel a distance of 344.52 feet to a set iron rod;

thence N 02° 07' 40" W along said T. Osborn parcel a distance of 664.34 feet to a set iron rod marking a parcel of land now or formerly owned by S. Osborn;

thence S 25° 33' 27" E along said S. Osborn parcel a distance of 167.28 feet to a set iron rod;

thence S 50° 54' 59" E along said S. Osborn parcel a distance of 30.36 feet to a point in Sycamore Creek, referenced by the aforementioned set iron rod;

thence N 34° 03' 49" E along said S. Osborn parcel a distance of 204.79 feet to a point in Sycamore Creek, referenced by a set iron rod situated N 20° 42' 25" W a distance of 30.00 feet;

thence N 20° 42' 25" W along said S. Osborn parcel, passing a set iron rod at 30.00 feet, a total distance of 660.00 feet to a point marking the north line of said Section 7, referenced by a set iron rod situated S 09° 09' 58" W, a distance of 56.02 feet;

thence N 87° 58' 49" E along the north line of said Section 7 a distance of 1323.20 feet to the **POINT OF BEGINNING**.

Containing in all 29.204 acres of land, more or less, of which 0.832 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 August 2017.

Prior Deed References – DV 215, Page 709

17064-S Tract 2



PT: 1 N: 10000.0000 E: 10000.0000
S11°16'39"W DIST: 405.21
PT: 2 N: 9602.6140 E: 9920.7567
N66°46'24"W DIST: 254.43
PT: 3 N: 9702.9535 E: 9686.9478
S11°16'39"W DIST: 175.00
PT: 4 N: 9531.3324 E: 9652.7246
S66°46'24"E DIST: 254.43
PT: 5 N: 9430.9930 E: 9886.5335
S11°16'39"W DIST: 333.58
PT: 6 N: 9103.8539 E: 9821.2983
S14°05'43"W DIST: 436.34
PT: 7 N: 8680.6512 E: 9715.0342
S0°24'19"W DIST: 44.70
PT: 8 N: 8635.9523 E: 9714.7180
N52°24'19"W DIST: 456.99
PT: 9 N: 8914.7492 E: 9352.6239
N83°37'40"W DIST: 297.00
PT: 10 N: 8947.7124 E: 9057.4588
S2°37'40"E DIST: 262.68
PT: 11 N: 8685.3086 E: 9069.5020
S87°52'21"W DIST: 344.52
PT: 12 N: 8672.5188 E: 8725.2194
N2°07'40"W DIST: 664.34
PT: 13 N: 9336.4008 E: 8700.5537
S25°33'27"E DIST: 167.28
PT: 14 N: 9185.4887 E: 8772.7211
S50°54'59"E DIST: 30.36
PT: 15 N: 9166.3481 E: 8796.2873
N34°03'49"E DIST: 204.79
PT: 16 N: 9335.9994 E: 8910.9929
N20°42'25"W DIST: 660.00
PT: 17 N: 9953.3642 E: 8677.6246
N87°58'49"E DIST: 1323.20
PT: 18 N: 9999.9984 E: 10000.0026
N58°48'21"W DIST: 0.00

CLOSING BEARING/DISTANCE: N58°48'21"W DIST: 0.0030

MISCLOSURE: N: -0.0016 E: 0.0026

AREA: 29.204 ACRES



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

**LEGAL DESCRIPTION OF A 101.896 ACRE PARCEL
FOR TOM OSBORN**

Being a parcel of land situated in part of the Northwest Quarter of Section 7, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the west quarter post of said Section 7 and being the **POINT OF BEGINNING**;

thence on an assumed bearing N 02° 10' 29" W along the west line of said Section 7 a distance of 4.62 feet to a set iron rod marking the east quarter post of Section 12, T-1-S, R-14-E, Tymochtee Township;

thence N 01° 56' 15" W along the west line of said Section 7 a distance of 2242.57 feet to a found post marking a corner of a parcel of land now or formerly owned by L. Overbee, referenced by a found iron rod situated N 87° 58' 49" E a distance of 1.00 foot;

thence N 87° 58' 49" E along said Overbee parcel and a parcel of land now or formerly owned by S. Osborn a distance of 1193.94 feet to a set iron rod marking a corner of said S. Osborn parcel;

thence S 63° 41' 10" E along said S. Osborn parcel a distance of 49.50 feet to a set iron rod;

thence S 25° 33' 27" E along said S. Osborn parcel a distance of 218.73 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by W. Osborn;

thence S 02° 07' 40" E along said W. Osborn parcel a distance of 664.34 feet to a set iron rod;

thence N 87° 52' 21" E along said W. Osborn parcel a distance of 344.52 feet to a set iron rod;

thence N 83° 03' 06" E a distance of 460.02 feet to a point in Sycamore Creek, passing a set iron rod for reference a distance of 406.78 feet;

REFERENCE SURVEY VOL. D
PAGE 582 IN THE TAX MAP OFFICE

"2017" - (TRACT 3) (101.896A)

thence S 41° 56' 54" E a distance of 155.10 feet to a point in Sycamore Creek, referenced by a set iron rod situated N 83° 03' 11" E a distance of 55.28 feet;

thence N 83° 03' 11" E a distance of 85.53 feet to a set MAG nail marking the centerline of Township Highway 13, passing the aforementioned set iron rod a distance of 55.28 feet;

thence S 00° 24' 19" W along the centerline of said Township Highway 13 a distance of 114.44 feet to a found nail, referenced by a found iron rod situated S 69° 29' 57" E a distance of 42.03 feet;

thence along the centerline of said Township Highway 13 on a 45.74 foot radius curve to the left a distance of 53.11 feet, having a chord of 50.17 feet and a chord bearing of S 32° 51' 08" E to a found nail, referenced by a found iron rod situated N 23° 53' 26" E a distance of 30.00 feet;

thence S 66° 06' 35" E along the centerline of Township Highway 13 a distance of 119.54 feet to a found nail, referenced by a found iron rod situated N 17° 26' 26" E a distance of 30.19 feet;

thence S 79° 00' 33" E along the centerline of Township Highway 13 a distance of 95.47 feet to a found nail, referenced by a found iron rod situated N 10° 59' 28" E a distance of 30.00 feet;

thence along the centerline of said Township Highway 13 on a 150.00 foot radius curve to the right a distance of 198.51 feet, having a chord of 184.34 feet and a chord bearing of S 41° 05' 50" E to a found nail, referenced by a found iron rod situated N 00° 32' 53" E a distance of 90.21 feet;

thence S 03° 11' 06" E along the centerline of Township Highway 13 a distance of 297.46 feet to a nail, referenced by a found iron rod situated N 86° 46' 00" E a distance of 30.00 feet;

thence S 02° 19' 00" E along the centerline of said Township Highway 13 a distance of 90.88 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by J & N Colich, referenced by a found iron pipe situated S 87° 37' 28" W a distance of 19.70 feet;

thence S 87° 37' 28" W along said Colich parcel a distance of 437.17 feet to a found iron pipe marking a corner of said Colich parcel, passing the aforementioned iron pipe a distance of 19.70 feet;

thence S 21° 17' 47" W along said Colich parcel a distance of 292.69 feet to a set MAG nail marking the centerline of Township Highway 12, passing a found iron pipe for reference a distance of 270.69 feet

thence S 52° 12' 10" E along the centerline of said Township Highway 12 a distance of 388.52 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by J. Osborn also being the south line of the northwest quarter of said Section 7, referenced by a found iron rod situated S 88° 30' 35" W a distance of 47.25 feet;

thence S 87° 52' 15" W along the south line of the northwest quarter of said Section 7 a distance of 2406.48 feet to the **POINT OF BEGINNING.**

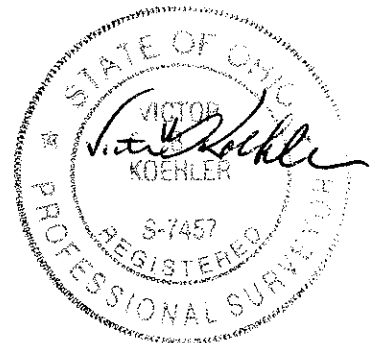
Containing in all 101.896 acres of land, more or less, of which 4.527 acres, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

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 August, 2017.

17064-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
 N2°10'29"W DIST: 4.62
 PT: 2 N: 4.6167 E: -0.1753
 N1°56'15"W DIST: 2242.57
 PT: 3 N: 2245.9046 E: -75.9951
 N87°58'49"E DIST: 1193.94
 PT: 4 N: 2287.9832 E: 1117.2032
 S63°41'10"E DIST: 49.50
 PT: 5 N: 2266.0404 E: 1161.5740
 S25°33'27"E DIST: 218.73
 PT: 6 N: 2068.7126 E: 1255.9377
 S2°07'40"E DIST: 664.34
 PT: 7 N: 1404.8306 E: 1280.6035
 N87°52'21"E DIST: 344.52
 PT: 8 N: 1417.6204 E: 1624.8860
 N83°03'06"E DIST: 460.02
 PT: 9 N: 1473.2709 E: 2081.5275
 S41°56'54"E DIST: 155.10
 PT: 10 N: 1357.9156 E: 2185.2056
 N83°03'11"E DIST: 85.53
 PT: 11 N: 1368.2605 E: 2270.1077
 S0°24'19"W DIST: 114.44
 PT: 12 N: 1253.8234 E: 2269.2982
 S=66°30'54"R=45.7419T=29.9983L=53.1021CH=50.1700Da=125°15'32"E=8.9593M=7.4919S32°51'08"E DIST:
 50.17
 PT: 13 N: 1211.6769 E: 2296.5142
 S66°06'35"E DIST: 119.54
 PT: 14 N: 1163.2649 E: 2405.8123
 S79°00'33"E DIST: 95.47
 PT: 15 N: 1145.0633 E: 2499.5312
 S=75°49'27"R=150.0037T=116.8255L=198.5121CH=184.3400Da=38°11'46"E=40.1260M=31.6576S41°05'50"E
 DIST: 184.34
 PT: 16 N: 1006.1456 E: 2620.7050
 S3°11'06"E DIST: 297.46
 PT: 17 N: 709.1450 E: 2637.2319
 S2°19'00"E DIST: 90.88
 PT: 18 N: 618.3393 E: 2640.9055
 S87°37'28"W DIST: 437.17
 PT: 19 N: 600.2189 E: 2204.1112
 S21°17'47"W DIST: 292.69
 PT: 20 N: 327.5155 E: 2097.8084
 S52°12'10"E DIST: 388.52
 PT: 21 N: 89.4037 E: 2404.8109
 S87°52'15"W DIST: 2406.48
 PT: 22 N: -0.0028 E: -0.0077

CLOSING BEARING/DISTANCE: N69°40'32"E DIST: 0.0082

MISCLOSURE: N: -0.0028 E: -0.0077

AREA: 101.896 ACRES

