

62

**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;

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



5

**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 INDEX

(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. D  
PAGE 582 IN THE TAX MAP OFFICE

"2017" (TRACT 2)( 29.204 A)

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



65

**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;

DIFFERENCE SURVEY VOL. **D**  
PAGE **582** IN THE TIN LEAF OFFICE

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

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**.

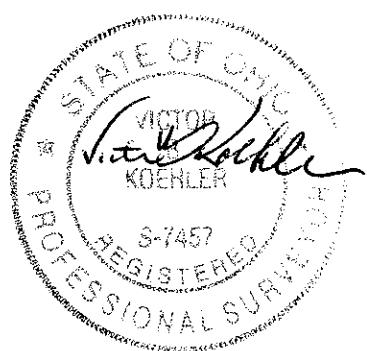
Containing in all 101.896 acres of land, more or less, of which 4.527 acres, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

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  
 >=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  
 >=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

