

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

**LEGAL DESCRIPTION OF A 11.743 ACRE PARCEL
FOR KEVIN SCHMIDT**

Being a parcel of land situated in part of the Village of Harris and in part of the Northeast and Northwest Quarters of Section 11, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 11;

thence on an assumed bearing of S 00° 06' 56" E along the north-south half section line of said Section 11 a distance of 302.87 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 89° 10' 57" E on a line a distance of 551.19 feet to a set iron rod marking the westerly right-of-way of a parcel of land now or formerly owned by CSX Railroad, passing a set iron rod a distance of 114.49 feet;

thence S 27° 11' 35" E along the westerly line of said CSX Railroad right-of-way a distance of 661.99 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by Kalmbach Properties LLC;

thence N 88° 53' 23" W along the north line of said Kalmbach Properties LLC parcel a distance of 852.65 feet to a found iron rod marking a corner of said Kalmbach Properties LLC parcel and marking the north-south half section line of said Section 11;

thence N 00° 06' 56" W along said Kalmbach Properties LLC parcel and the north-south half section line of said Section 11 a distance of 55.31 feet to a found iron rod marking a corner of said Kalmbach Properties LLC parcel;

thence N 89° 46' 09" W along said Kalmbach Properties LLC parcel a distance of 196.20 feet to a found iron rod marking the east line of a parcel of land now or formerly owned by D. Binau, Etux.;

thence N 00° 06' 56" W along the east line of said D. Binau, Etux. parcel a distance of 526.87 feet to a set iron rod;

(TRACT 4)
(11.743A)

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thence S 89° 10' 57" E on a line a distance of 196.23 feet to the **POINT OF BEGINNING**.

Containing in all 11.743 acres of land, more or less. 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 April 2019.

Prior Deed References – OR 196, Page 1964

18034-S Tract 4 Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
S89°10'57"E DIST: 551.19
PT: 2 N: -7.8641 E: 551.1339
S27°11'35"E DIST: 661.99
PT: 3 N: -596.6856 E: 853.6568
N88°53'23"W DIST: 852.65
PT: 4 N: -580.1639 E: 1.1669
N0°06'56"W DIST: 55.31
PT: 5 N: -524.8541 E: 1.0553
N89°46'09"W DIST: 196.20
PT: 6 N: -524.0636 E: -195.1431
N0°06'56"W DIST: 526.87
PT: 7 N: 2.8053 E: -196.2057
S89°10'57"E DIST: 196.23
PT: 8 N: 0.0056 E: 0.0043

CLOSING BEARING/DISTANCE: S37°46'57"W DIST: 0.0071

MISCLOSURE: N: 0.0056 E: 0.0043

AREA: 11.743 ACRES



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**LEGAL DESCRIPTION OF A 0.176 ACRE INGRESS-EGRESS EASEMENT
FOR KALMBACH PROPERTIES, LLC**

Being a parcel of land situated in part of the Village of Harris and in part of the Northeast Quarter of Section 11, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 11;

thence on an assumed bearing of S 88° 53' 23" E along the north line of said Section 11 and the centerline of County Highway 42 (Salem Street) a distance of 396.11 feet to a point marking the westerly line of a parcel of land now or formerly owned by CSX Railroad;

thence S 27° 11' 35" E along the westerly line of said CSX Railroad a distance of 34.07 feet to a point on the south right-of-way of said Salem Street and being the **POINT OF BEGINNING** of the hereinafter described easement;

thence continuing S 27° 11' 35" E along the westerly line of said CSX Railroad a distance of 306.65 feet to a set iron rod;

thence N 89° 10' 57" W on a line a distance of 28.32 feet to a point;

thence N 27° 11' 35" W on a line a distance of 306.81 feet to the south line of said Salem Street;

thence S 88° 53' 23" E along the south line of said Salem Street a distance of 28.39 feet to the **POINT OF BEGINNING**.

Containing in all 0.176 acres of land, more or less. 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.

(EASEMENT)
(0.176 A)

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This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in April 2019.

Prior Deed References – OR 196, Page 1964; OR 244, Page 2585

18034-S Easement



N0°00'00"E DIST: 0.00
PT: 1 N: 0.0000 E: 0.0000
S27°11'35"E DIST: 306.65
PT: 2 N: -272.7565 E: 140.1360
N89°10'57"W DIST: 28.32
PT: 3 N: -272.3525 E: 111.8189
N27°11'35"W DIST: 306.81
PT: 4 N: 0.5464 E: -28.3902
S88°53'23"E DIST: 28.39
PT: 5 N: -0.0037 E: -0.0056

CLOSING BEARING/DISTANCE: N56°08'47"E DIST: 0.0067

MISCLOSURE: N: -0.0037 E: -0.0056

AREA: 0.176 ACRES



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**LEGAL DESCRIPTION OF A 0.521 ACRE PARCEL
FOR KEVIN SCHMIDT**

Being a parcel of land situated in part of the Northwest Quarter of Section 11, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 11;

thence on an assumed bearing of S 00° 06' 56" E along the north-south half section line of said Section 11 a distance of 175.00 feet to a found iron rod marking the south line of a parcel of land now or formerly owned by V. Schmidt, Trustee

thence S 89° 58' 48" W along the south line of said V. Schmidt, Trustee parcel and a parcel of land now or formerly owned by L. Thomas a distance of 42.00 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 10.01 feet;

thence S 00° 06' 56" E on a line a distance of 50.00 feet to a set iron rod;

thence N 89° 58' 48" E on a line a distance of 42.00 feet to a set iron rod marking the north-south half section line of said Section 11;

thence S 00° 06' 56" E along the north-south half section line of said Section 11 a distance of 77.87 feet to a set iron rod;

thence N 89° 10' 57" W on a line a distance of 196.23 feet to a set iron rod marking the east line of a parcel of land now or formerly owned by D. Binau, Etux.;

thence N 00° 06' 56" W along the east line of said D. Binau, Etux. parcel a distance of 125.00 feet to a found iron rod marking the south line of said L. Thomas parcel;

thence N 89° 58' 48" E along the south line of said L. Thomas parcel a distance of 154.20 feet to the **POINT OF BEGINNING**.

Containing in all 0.521 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

(TRACT 1)
(0.521A)

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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 April 2019.

Prior Deed References – OR 196, Page 1964

18034-S Tract 1 Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
S0°06'56"E DIST: 50.00
PT: 2 N: -49.9999 E: 0.1008
N89°58'48"E DIST: 42.00
PT: 3 N: -49.9852 E: 42.1008
S0°06'56"E DIST: 77.87
PT: 4 N: -127.8551 E: 42.2579
N89°10'57"W DIST: 196.23
PT: 5 N: -125.0554 E: -153.9521
N0°06'56"W DIST: 125.00
PT: 6 N: -0.0556 E: -154.2042
N89°58'48"E DIST: 154.20
PT: 7 N: -0.0018 E: -0.0042

CLOSING BEARING/DISTANCE: N67°16'41"E DIST: 0.0046

MISCLOSURE: N: -0.0018 E: -0.0042

AREA: 0.521 ACRES



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LEGAL DESCRIPTION OF A 0.384 ACRE PARCEL
FOR KEVIN SCHMIDT

Being a parcel of land situated in part of the Village of Harris and in part of the Northeast and Northwest Quarters of Section 11, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 11;

thence on an assumed bearing of S 00° 06' 56" E along the north-south half section line of said Section 11 a distance of 175.00 feet to a found iron rod marking the south line of a parcel of land now or formerly owned by V. Schmidt, Trustee and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 88° 53' 23" E along the south line of said V. Schmidt, Trustee parcel and the south line of a parcel of land now or formerly owned by P & H Summit, Trustees a distance of 114.50 feet to a set iron rod, passing a found iron rod a distance of 104.50 feet;

thence S 00° 06' 56" E on a line a distance of 127.28 feet to a set iron rod;

thence N 89° 10' 57" W on a line a distance of 114.49 feet to a set iron rod marking the north-south half section line of said Section 11;

thence N 00° 06' 56" W along the north-south half section line of said Section 11 a distance of 77.87 feet to a set iron rod;

thence S 89° 58' 48" W on a line a distance of 42.00 feet to a set iron rod;

thence N 00° 06' 56" W on a line a distance of 50.00 feet to a set iron rod marking the south line of a parcel of land now or formerly owned by L. Thomas;

thence N 89° 58' 48" E along the south line of said L. Thomas parcel and said V. Schmidt, Trustee parcel a distance of 42.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 31.99 feet.

(TRACT 2)
(0.384A)

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Containing in all 0.384 acres of land, more or less. 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 April 2019.

Prior Deed References – OR 196, Page 1964

18034-S Tract 2 Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
S88°53'23"E DIST: 114.50
PT: 2 N: -2.2186 E: 114.4785
S0°06'56"E DIST: 127.28
PT: 3 N: -129.4984 E: 114.7352
N89°10'57"W DIST: 114.49
PT: 4 N: -127.8649 E: 0.2569
N0°06'56"W DIST: 77.87
PT: 5 N: -49.9950 E: 0.0998
S89°58'48"W DIST: 42.00
PT: 6 N: -50.0097 E: -41.9002
N0°06'56"W DIST: 50.00
PT: 7 N: -0.0098 E: -42.0010
N89°58'48"E DIST: 42.00
PT: 8 N: 0.0049 E: -0.0010

CLOSING BEARING/DISTANCE: S12°01'26"E DIST: 0.0050

MISCLOSURE: N: 0.0049 E: -0.0010

AREA: 0.384 ACRES



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**LEGAL DESCRIPTION OF A 1.172 ACRE PARCEL
FOR KEVIN SCHMIDT**

Being a parcel of land situated in part of the Village of Harris and in part of the Northeast Quarter of Section 11, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 11;

thence on an assumed bearing of S 00° 06' 56" E along the north-south half section line of said Section 11 a distance of 175.00 feet to a found iron rod marking the south line of a parcel of land now or formerly owned by V. Schmidt, Trustee;

thence S 88° 53' 23" E along the south line of said V. Schmidt, Trustee parcel and the south line of a parcel of land now or formerly owned by P. & H. Summit, Trustees a distance of 114.50 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 104.50 feet;

thence continuing S 88° 53' 23" E along the south line of said P. & H. Summit parcel and the south line of a parcel of land now or formerly owned by K. Schmidt, Etux., passing a found iron rod a distance of 90.00 feet, a total a distance of 372.09 feet to a point on the westerly right-of-way of a parcel of land now or formerly owned by CSX Railroad, referenced by a found iron rod situated S 88° 53' 23" E a distance of 0.97 feet;

thence S 27° 11' 35" E along the westerly line of said CSX Railroad right-of-way a distance of 142.00 feet to a set iron rod;

thence N 89° 10' 57" W on a line a distance of 436.70 feet to a set iron rod;

thence N 00° 06' 56" W on a line a distance of 127.28 feet to the **POINT OF BEGINNING**.

Containing in all 1.172 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

(TRACT 3)
(1.172 A)

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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 April 2019.

Prior Deed References – OR 196, Page 1964

18034-S Tract 3 Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
S88°53'23"E DIST: 372.09
PT: 2 N: -7.2099 E: 372.0201
S27°11'35"E DIST: 142.00
PT: 3 N: -133.5149 E: 436.9127
N89°10'57"W DIST: 436.70
PT: 4 N: -127.2842 E: 0.2572
N0°06'56"W DIST: 127.28
PT: 5 N: -0.0045 E: 0.0005

CLOSING BEARING/DISTANCE: N6°10'33"W DIST: 0.0045

MISCLOSURE: PT: 5 N: -0.0045 E: 0.0005

AREA: 1.172 ACRES



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