

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

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**LEGAL DESCRIPTION OF A 79.550 ACRE PARCEL  
FOR M. MICHELI**

Being a parcel of land situated in part of the Southwest Quarter of Section 14 and the Northeast and Southeast Quarters of Section 15, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the center of said Section 15 and the centerline of County Highway 61;

thence on an assumed bearing of N 89° 11' 58" E along the east-west half section line of said Section 15 a distance of 249.02 feet to a found drill hole in concrete and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 38° 48' 29" E a distance of 35.47 feet;

thence continuing N 89° 11' 58" E along the east-west half section line of said Section 15 a distance of 50.77 feet to a set drill hole in concrete, referenced by a set iron rod situated S 38° 48' 29" E a distance of 29.47 feet;

thence S 38° 48' 29" E on a line a distance of 339.98 feet to a set iron rod, passing the aforementioned set iron rod a distance of 29.47 feet;

thence S 59° 05' 22" E on a line a distance of 430.01 feet to a set iron rod;

thence N 74° 05' 33" E on a line a distance of 435.57 feet to a found iron rod;

thence N 05° 06' 43" E on a line a distance of 657.87 feet to a point marking the centerline of the Sandusky River, passing a found iron rod a distance of 607.87 feet;

thence N 78° 34' 05" E along the centerline of said Sandusky River a distance of 359.97 feet to a point, referenced by a found iron rod situated S 03° 41' 50" E a distance of 80.00 feet;

thence S 82° 34' 09" E along the centerline of said Sandusky River a distance of 190.22 feet to a point, referenced by a found iron rod situated S 19° 59' 22" W a distance of 85.00 feet;

(TRACT 3)  
(79.550 A)

REFERENCE SURVEY VOL. D  
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"2019"

thence S 62° 26' 59" E along the centerline of said Sandusky River a distance of 497.19 feet to a point, referenced by a found iron rod situated S 19° 32' 15" W a distance of 85.00 feet;

thence S 26° 57' 13" E along the centerline of said Sandusky River a distance of 691.52 feet to a point, referenced by a found iron rod situated S 80° 00' 00" W a distance of 80.00 feet;

thence S 03° 13' 10" W along the centerline of said Sandusky River a distance of 650.24 feet to a point, referenced by a found iron rod situated N 85° 00' 00" W a distance of 55.00 feet;

thence S 10° 39' 21" W along the centerline of said Sandusky River a distance of 500.64 feet to a point marking the northeast corner of a parcel of land now or formerly owned by S. Cheney, referenced by a found iron rod situated S 89° 11' 58" W a distance of 55.00 feet;

thence S 89° 11' 58" W along the north line of said S. Cheney parcel a distance of 2036.90 feet to a set iron rod, passing the aforementioned found iron rod a distance of 55.00 feet;

thence N 00° 30' 16" W on a line a distance of 1396.47 feet to a set iron rod;

thence N 38° 48' 29" W on a line a distance of 363.65 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 328.18 feet.

Containing in all 79.550 acres of land, more or less, of which 0.030 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 October 2019.

Prior Deed References – OR 212, Page 1407, OR 252, Page 415

19142-S      Tract 3

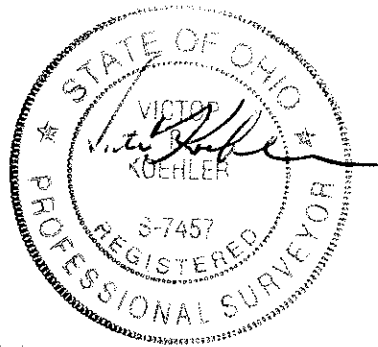


PT: 1 N: 0.0000 E: 0.0000  
N89°11'58"E DIST: 50.77  
PT: 2 N: 0.7094 E: 50.7650  
S38°48'29"E DIST: 339.98  
PT: 3 N: -264.2200 E: 263.8351  
S59°05'22"E DIST: 430.01  
PT: 4 N: -485.1159 E: 632.7709  
N74°05'33"E DIST: 435.57  
PT: 5 N: -365.7326 E: 1051.6609  
N5°06'43"E DIST: 657.87  
PT: 6 N: 289.5207 E: 1110.2784  
N78°34'05"E DIST: 359.97  
PT: 7 N: 360.8682 E: 1463.1069  
S82°34'09"E DIST: 190.22  
PT: 8 N: 336.2671 E: 1651.7294  
S62°26'59"E DIST: 497.19  
PT: 9 N: 106.3035 E: 2092.5406  
S26°57'13"E DIST: 691.52  
PT: 10 N: -510.0994 E: 2405.9852  
S3°13'10"W DIST: 650.24  
PT: 11 N: -1159.3131 E: 2369.4675  
S10°39'21"W DIST: 500.64  
PT: 12 N: -1651.3199 E: 2276.8946  
S89°11'58"W DIST: 2036.90  
PT: 13 N: -1679.7792 E: 240.1934  
N0°30'16"W DIST: 1396.47  
PT: 14 N: -283.3633 E: 227.8988  
N38°48'29"W DIST: 363.65  
PT: 15 N: 0.0109 E: -0.0056

CLOSING BEARING/DISTANCE: S27°05'11"E DIST: 0.0122

MISCLOSURE: N: 0.0109 E: -0.0056

AREA: 79.550 ACRES



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**LEGAL DESCRIPTION OF A 11.500 ACRE PARCEL**  
**FOR M. MICHELI**

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 15, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the center of said Section 15 and the centerline of County Highway 61;

thence on an assumed bearing of N 89° 11' 58" E along the east-west half section line of said Section 15 and the centerline of said County Highway 61 a distance of 299.79 feet to a set drill hole in concrete and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 38° 48' 29" E a distance of 29.47 feet;

thence continuing N 89° 11' 58" E along said east-west half section line of said Section 15 a distance of 347.23 feet to a found iron rod marking the southeast corner of a parcel of land now or formerly owned by S. Kotterman;

thence N 00° 30' 16" W along the east line of said S. Kotterman parcel a distance of 100.00 feet to a point marking the centerline of the Sandusky River, referenced by the aforementioned found iron rod situated S 00° 30' 16" E a distance of 100.00 feet;

thence N 63° 52' 43" E along the centerline of said Sandusky River a distance of 278.00 feet to a point, referenced by a found iron rod situated S 06° 51' 55" E a distance of 80.00 feet;

thence N 89° 12' 29" E along the centerline of said Sandusky River a distance of 305.22 feet to a point, referenced by a found iron rod situated S 08° 37' 12" E a distance of 50.00 feet;

thence N 70° 05' 50" E along the centerline of said Sandusky River a distance of 168.46 feet to a point, referenced by a found iron rod situated S 05° 06' 43" W a distance of 50.00 feet;

(TRACT 1)  
(11.50 A)

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thence S 05° 06' 43" W on a line a distance of 657.87 feet to a found iron rod, passing the aforementioned found iron rod a distance of 50.00 feet;

thence S 74° 05' 33" W on a line a distance of 435.57 feet to a set iron rod;

thence N 59° 05' 22" W on a line a distance of 430.01 feet to a set iron rod;

thence N 38° 48' 29" W on a line a distance of 339.98 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 310.51 feet.

Containing in all 11.500 acres of land, more or less, of which 0.041 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 October 2019.

Prior Deed References – OR 212, Page 1407, OR 252, Page 415

19142-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N89°11'58"E DIST: 347.23  
PT: 2 N: 4.8515 E: 347.1961  
N0°30'16"W DIST: 100.00  
PT: 3 N: 104.8476 E: 346.3157  
N63°52'43"E DIST: 278.00  
PT: 4 N: 227.2439 E: 595.9217  
N89°12'29"E DIST: 305.22  
PT: 5 N: 231.4625 E: 901.1125  
N70°05'50"E DIST: 168.46  
PT: 6 N: 288.8105 E: 1059.5107  
S5°06'43"W DIST: 657.87  
PT: 7 N: -366.4428 E: 1000.8932  
S74°05'33"W DIST: 435.57  
PT: 8 N: -485.8261 E: 582.0032  
N59°05'22"W DIST: 430.01  
PT: 9 N: -264.9302 E: 213.0674  
N38°48'29"W DIST: 339.98  
PT: 10 N: -0.0009 E: -0.0027

CLOSING BEARING/DISTANCE: N71°58'14"E DIST: 0.0028

MISCLOSURE: N: -0.0009 E: -0.0027

AREA: 11.500 ACRES



REFERENCE SURVEY VOL. \_\_\_\_\_

PAGE \_\_\_\_\_ IN THE TAX MAP OFFICE

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**LEGAL DESCRIPTION OF A 16.600 ACRE PARCEL**  
**FOR M. MICHELI**

Being a parcel of land situated in part of the Southeast Quarter of Section 15, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the center of said Section 15 and the centerline of County Highway 61;

thence on an assumed bearing of N 89° 11' 58" E along the east-west half section line of said Section 15 a distance of 209.00 feet to a found MAG nail marking the northeast corner of a parcel of land now or formerly owned by R. & K. Wilch and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 01° 05' 58" W a distance of 34.29 feet;

thence continuing N 89° 11' 58" E along the east-west half section line of said Section 15 a distance of 40.02 feet to a found drill hole in concrete, referenced by a set iron rod situated S 38° 48' 29" E a distance of 35.47 feet;

thence S 38° 48' 29" E on a line a distance of 363.65 feet to a set iron rod, passing the aforementioned set iron rod a distance of 35.47 feet;

thence S 00° 30' 16" E on a line a distance of 1396.47 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by S. Cheney;

thence S 89° 11' 58" W along the north line of said S. Cheney parcel a distance of 474.42 feet to a point marking the north-south half section line of Said Section 15, passing a found iron rod a distance of 464.42 feet;

thence N 00° 30' 16" W along the north-south half section line of said Section 15 a distance of 1474.11 feet to a found iron rod marking the southwest corner of said R. & K. Wilch parcel;

thence N 89° 11' 58" E along the south line of said R. & K. Wilch parcel a distance of 203.15 feet to a point, referenced by a found iron pipe situated S 72° 39' 08" W a distance of 0.22 feet;

(TRACT 2)  
(16.60A)

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thence N 01° 05' 58" E along the east line of said R. & K Wilch parcel a distance of 209.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 174.71 feet.

Containing in all 16.600 acres of land, more or less, of which 0.038 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.

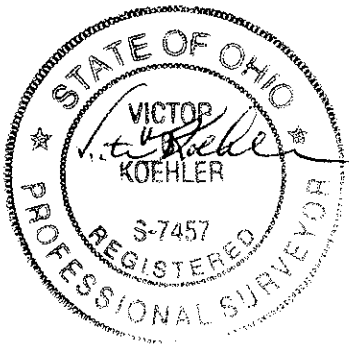
Bearings are assumed and are for angular measurement only.

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

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19142-S      Tract 2



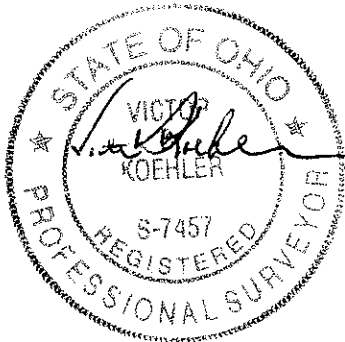


PT: 1 N: 0.0000 E: 0.0000  
N89°11'58"E DIST: 40.02  
PT: 2 N: 0.5592 E: 40.0161  
S38°48'29"E DIST: 363.65  
PT: 3 N: -282.8151 E: 267.9204  
S0°30'16"E DIST: 1396.47  
PT: 4 N: -1679.2309 E: 280.2151  
S89°11'58"W DIST: 474.42  
PT: 5 N: -1685.8595 E: -194.1586  
N0°30'16"W DIST: 1474.11  
PT: 6 N: -211.8066 E: -207.1368  
N89°11'58"E DIST: 203.15  
PT: 7 N: -208.9682 E: -4.0067  
N1°05'58"E DIST: 209.00  
PT: 8 N: -0.0067 E: 0.0036

CLOSING BEARING/DISTANCE: N28°08'41"W DIST: 0.0076

MISCLOSURE: N: -0.0067 E: 0.0036

AREA: 16.600 ACRES



REFERENCE SURVEY VOL. D  
PAGE 633 IN THE TAX MAP OFFICE

"2019"