



website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

20-0042D

LEGAL DESCRIPTION

Kuenzli

97.787 Acres
Parcel D

Situated in the Township of Eden, County of Wyandot, State of Ohio and being a part of the SW1/4 of Section 13, together with a part of the SE1/4 of Section 13, T2S, R14E, a tract of land bounded and described as follows:

Beginning at a mag nail set marking the southwest corner of the E1/2 of the SW1/4 of said Section 13, referenced by an iron pin set N05°14'52"W a distance of 20.00 feet, said beginning point further referenced as lying S83°56'48"W a distance of 1317.70 feet from a mag nail found marking the southeast corner of the SW1/4 of said Section 13, referenced by an iron pin set N05°11'39"W a distance of 20.00 feet;

thence along the west line of the E1/2 of the SW1/4 of said Section 13 N05°14'52"W a distance of 2640.92 feet to a 5/8" iron pin found with VBK cap marking the northwest corner of the E1/2 of the SW1/4 of said Section 13;

thence along the north line of the SW1/4 of said Section 13 N83°47'08"E a distance of 1320.24 feet to an iron pin set marking the center of said Section 13;

thence along the north line of the SE1/4 of said Section 13 N83°47'08"E a distance of 330.00 feet to an iron pin set;

thence parallel with the west line of the SE1/4 of said Section 13 S05°11'39"E a distance of 2645.79 feet to a mag nail found on the south line of the SE1/4 of said Section 13, passing an iron pin set N05°11'39"W a distance of 20.00 feet thereof;

thence along the south line of the SE1/4 of said Section 13, also being the centerline of County Highway 47 (40' R/W) S83°58'48"W a distance of 330.00 feet to a mag nail found marking the southeast corner of the SW1/4 of said Section 13, referenced by an iron pin set N05°11'39"W a distance of 20.00 feet;

thence along the south line of the SW1/4 of said Section 13, also being the centerline of said County Highway 47 S83°56'48"W a distance of 1317.70 feet to the Point of Beginning and containing 100.049 acres of land, more or less, of which 80.012 acres lie in the SW1/4 of said Section 13, and 20.037 acres lie in the SE1/4 of said Section 13 and 0.756 acre lies in the right of way, subject however to all legal highways and prior easements of record.

LESS AND EXCEPT THE FOLLOWING PARCEL:

Commencing at a mag nail found marking the southeast corner of the SW1/4 of said Section 13, referenced by an iron pin set N05°11'39"W a distance of 20.00 feet;

thence along the south line of the SW1/4 of said Section 13, also being the centerline of County Highway 47 (40' R/W) S83°56'48"W a distance of 360.33 feet to a mag nail found, referenced by an iron pin set N05°09'00"W a distance of 20.00 feet;

REFERENCE SURVEY VOL. D

PAGE 639 IN THE TAX MAP OFFICE

" 2020 " PARCEL "D" (97.787A)

thence N05°09'00"W a distance of 1016.73 feet (1015.44 feet prior deed) to an iron pin found and being the Principal Point of Beginning of the tract of land to be herein described;

thence from the above described Principal Point of Beginning N05°11'36"W a distance of 244.30 feet to an iron pin found;

thence S84°48'25"W a distance of 16.34 feet to an iron pin found;

thence N05°11'36"W a distance of 107.56 feet to an iron pin found;

thence N84°48'24"E a distance of 291.34 feet to an iron pin found;

thence S05°11'36"E a distance of 351.86 feet to an iron pin found;

thence S84°48'24"W a distance of 275.00 feet to the Principal Point of Beginning and containing 2.262 acres of land more or less, leaving a net total acreage of 97.787 acres of which 0.756 acre lies in the right of way, 77.750 acres lie in the SW1/4 of said Section 13 and 20.037 acres lie in the SE1/4 of said Section 13, subject however to all legal highways and prior easements of record.

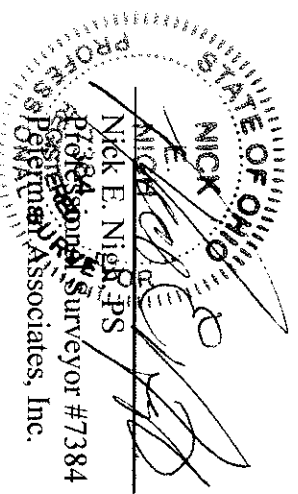
NOTE: Iron pin found = 5/8" rebar with Makeever Cap.

Wyandot County Official Record: David P. and Gwen Lee Kuenzli, OR 207, Page 773

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

Date: March 25, 2020



Parcel D

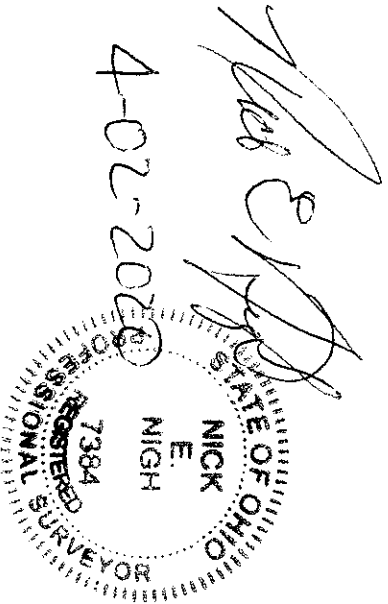
MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 05 14'52"	2640.920		5000.0000	5000.0000	
	NE 83 47'08"	1320.240		7629.8505	4758.4535	
	NE 83 47'08"	330.000		7772.7665	6070.9354	
	SE 05 11'39"	2645.790		7808.4890	6398.9962	
	SW 83 58'48"	330.000		5173.5636	6638.5227	
				5138.9546	6310.3425	
	SW 83 56'48"	1317.700		4999.9977	4999.9898	
CLOSURE:						
	NE 77 17'34"	.010		5000.0000	5000.0000	
		ERROR:		-.0023	-.0102	
1 PART IN 821018						

PERIMETER	AREA (sq ft)	AREA (acres)
8584.6605	4358119.4004	100.0487

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 05 11'36"	244.300		5000.0000	5000.0000	
	SW 84 48'25"	16.340		5243.2971	4977.8868	
	NW 05 11'36"	107.560		5241.8181	4961.6139	
	NE 84 48'24"	291.340		5348.9366	4951.8779	
	SE 05 11'36"	351.860		5375.3077	5242.0219	
	SW 84 48'24"	275.000		5024.8921	5273.8711	
				5000.0000	5000.0000	
CLOSURE:						
	NE 00 00'00"	0.000		5000.0000	5000.0000	
		ERROR:		0.0000	0.0000	

PERIMETER	AREA (sq ft)	AREA (acres)
1286.3999	98519.0293	2.2617





website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

20-0042A
LEGAL DESCRIPTION
Kuenzli

38.330 Acres
Parcel A

Situated in the Township of Eden, County of Wyandot, State of Ohio and being a part of the NW1/4 of Section 13, T2S, R14E, a tract of land bounded and described as follows:

Beginning at a mag nail found marking the northwest corner of the NW1/4 of said Section 13, referenced by an iron pin set S05°12'16"E a distance of 20.00 feet;

thence along the north line of the NW1/4 of said Section 13, also being the centerline of County Highway 44 (40' R/W) N83°45'11"E a distance of 858.59 feet to a mag nail set, referenced by an iron pin set S06°14'49"E a distance of 20.00 feet;

thence S06°14'49"E a distance of 57.36 feet to an iron pin set, passing over an iron pin set at 20.00 feet;

thence along the west edge of a stone drive the following courses:

thence S09°13'43"W a distance of 173.56 feet to an iron pin set;

thence S00°11'06"E a distance of 224.77 feet to an iron pin set;

thence S18°39'58"E a distance of 152.80 feet to an iron pin set;

thence S42°40'27"W a distance of 245.64 feet to an iron pin set;

thence S19°21'48"W a distance of 211.25 feet to an iron pin set;

thence S21°16'20"E a distance of 306.83 feet to an iron pin set;

thence S05°38'28"W a distance of 380.47 feet to an iron pin set;

thence S05°00'07"W a distance of 352.21 feet to an iron pin set;

PARCEL "A"
(38.330 A) "2020"

REFERENCE SURVEY VOL. 0
PAGE 639 IN THE TAX MAP OFFICE

thence S12°41'51"E a distance of 208.89 feet to an iron pin set;

thence S03°30'33"W a distance of 481.71 feet to an iron pin set on the south line of the NW1/4 of said Section 13;

thence leaving the west edge of said stone drive, and along the south line of the NW1/4 of said Section 13 S83°47'08"W a distance of 467.37 feet to an iron pin set marking the southwest corner of the NW1/4 of said Section 13;

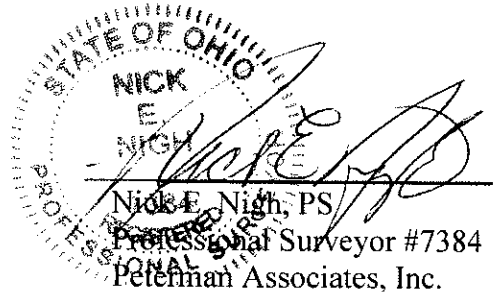
thence along the west line of the NW1/4 of said Section 13 N05°12'16"W a distance of 2645.85 feet to the Point of Beginning, passing an iron pin set S05°12'16"E a distance of 20.00 feet thereof and containing 38.330 acres of land, more or less, of which 0.396 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record: David P. and Gwen Lee Kuenzli, OR 207, Page 773, OR 214, Page 694

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

Date: March 25, 2020



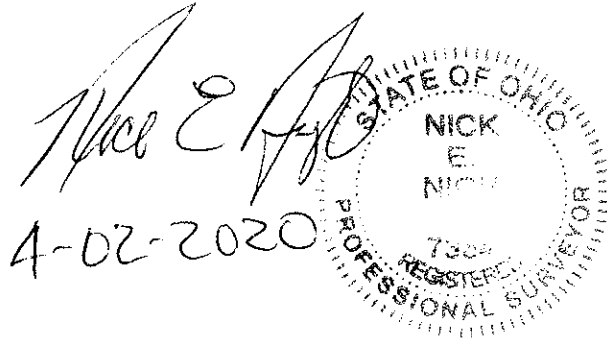
Parcel A

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
				5000.0000	5000.0000	
NE	83 45'11"	858.590		5093.4265	5853.4918	
SE	06 14'49"	57.360		5036.4071	5859.7334	
SW	09 13'43"	173.560		4865.0936	5831.8989	
SE	00 11'06"	224.770		4640.3248	5832.6246	
SE	18 39'58"	152.800		4495.5621	5881.5287	
SW	42 40'27"	245.640		4314.9626	5715.0270	
SW	19 21'48"	211.250		4115.6619	5644.9855	
SE	21 16'20"	306.830		3829.7371	5756.3033	
SW	05 38'28"	380.470		3451.1097	5718.9043	
SW	05 00'07"	352.210		3100.2410	5688.1953	
SE	12 41'51"	208.890		2896.4596	5734.1101	
SW	03 30'33"	481.710		2415.6528	5704.6255	
SW	83 47'08"	467.370		2365.0600	5240.0019	
NW	05 12'16"	2645.850		5000.0021	4999.9973	
CLOSURE:						
	SE 52 07'30"	.003		5000.0000	5000.0000	
		ERROR:		.0021	-.0027	

1 PART IN 1.978438E+6

PERIMETER	AREA (sq ft)	AREA (acres)
6767.3034	1669669.9126	38.3303



REFERENCE SURVEY VOL. D

PAGE 639 IN THE TAX MAP OFFICE

"2020"



website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

20-0042B

LEGAL DESCRIPTION
Kuenzli

41.928 Acres
Parcel B

Situated in the Township of Eden, County of Wyandot, State of Ohio and being a part of the NW1/4 of Section 13, T2S, R14E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the north line of the NW1/4 of said Section 13, referenced by an iron pin set S06°14'49"E a distance of 20.00 feet, and described as lying N83°45'11"E a distance of 858.59 feet from a mag nail found marking the northwest corner of the NW1/4 of said Section 13, referenced by an iron pin set S05°12'16"E a distance of 20.00 feet;

thence along the north line of the NW1/4 of said Section 13, also being the centerline of County Highway 44 (40' R/W) N83°45'11"E a distance of 462.58 feet to a mag nail found, marking the northeast corner of the W1/2 of the NW1/4 of said Section 13, referenced by a 5/8" iron pin found with VBK cap S05°12'48"E a distance of 20.00 feet;

thence along the east line of the W1/2 of the NW1/4 of said Section 13 S05°12'48"E a distance of 2646.60 feet to a 5/8" iron pin found with VBK cap marking the southeast corner of the W1/2 of the NW1/4 of said Section 13, passing over a 5/8" iron pin found with VBK cap at 20.00 feet;

thence along the south line of the NW1/4 of said Section 13 S83°47'08"W a distance of 854.20 feet to an iron pin set;

thence along the west edge of a stone drive the following courses:

thence N03°30'33"E a distance of 481.71 feet to an iron pin set;

thence N12°41'51"W a distance of 208.89 feet to an iron pin set;

thence N05°00'07"E a distance of 352.21 feet to an iron pin set;

PARCEL "B"
(41.928 A) (2020)

REFERENCE SURVEY VOL. 0
PAGE 639 IN THE TAX MAP OFFICE

thence N05°38'28"E a distance of 380.47 feet to an iron pin set;
thence N21°16'20"W a distance of 306.83 feet to an iron pin set;
thence N19°21'48"E a distance of 211.25 feet to an iron pin set;
thence N42°40'27"E a distance of 245.64 feet to an iron pin set;
thence N18°39'58"W a distance of 152.80 feet to an iron pin set;
thence N00°11'06"W a distance of 224.77 feet to an iron pin set;
thence N09°13'43"E a distance of 173.56 feet to an iron pin set;

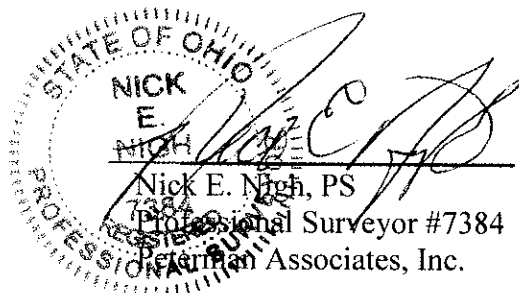
thence leaving the west edge of said stone drive N06°14'49"W a distance of 57.36 feet to the Point of Beginning, passing an iron pin set S06°14'49"E a distance of 20.00 feet thereof and containing 41.928 acres of land, more or less, of which 0.215 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record: David P. and Gwen Lee Kuenzli, OR 207, Page 773, OR 214, Page 694

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

Date: March 25, 2020



Parcel B

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
				5000.0000	5000.0000	
NE	83 45'11"	462.580		5050.3351	5459.8333	
SE	05 12'48"	2646.600		2414.6833	5700.3148	
SW	83 47'08"	854.200		2322.2162	4851.1343	
NE	03 30'33"	481.710		2803.0230	4880.6189	
NW	12 41'51"	208.890		3006.8044	4834.7041	
NE	05 00'07"	352.210		3357.6731	4865.4131	
NE	05 38'28"	380.470		3736.3005	4902.8122	
NW	21 16'20"	306.830		4022.2253	4791.4944	
NE	19 21'48"	211.250		4221.5260	4861.5359	
NE	42 40'27"	245.640		4402.1255	5028.0376	
NW	18 39'58"	152.800		4546.8882	4979.1336	
NW	00 11'06"	224.770		4771.6570	4978.4079	
NE	09 13'43"	173.560		4942.9705	5006.2424	
NW	06 14'49"	57.360		4999.9899	5000.0008	
CLOSURE:						
NW	04 31'44"	.010		5000.0000	5000.0000	
		ERROR:		-.0101	.0008	

1 PART IN 667105

PERIMETER	AREA (sq ft)	AREA (acres)
6758.8802	1826416.2627	41.9287

Nick E. Nigh
4-07-2020



REFERENCE SURVEY VOL. D
PAGE 639 IN THE TAX MAP OFFICE

"2020"



website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

20-0042C
LEGAL DESCRIPTION
Kuenzli

99.940 Acres
Parcel C

Situated in the Township of Eden, and being a part of the SW1/4 of Section 13, T2S, R14E, together with a tract of land situated in the Township of Crane, and being a part of the SE1/4 of Section 14, T2S, R14E, County of Wyandot, State of Ohio, a tract of land bounded and described as follows:

Beginning at a mag nail found marking the southwest corner of the SW1/4 of said Section 13, referenced by an iron pin set N05°19'50"W a distance of 20.00 feet;

thence along the south line of the SE1/4 of said Section 14, also being the centerline of County Highway 47 (40' R/W) S84°22'46"W a distance of 330.24 feet to a railroad spike found, referenced by an iron pin set N05°19'50"W a distance of 20.00 feet;

thence parallel with the east line of the SE1/4 of said Section 14 N05°19'50"W a distance of 2639.04 feet to an iron pin set on the north line of the SE1/4 of said Section 14, passing over an iron pin set at 20.00 feet;

thence along the north line of the SE1/4 of said Section 14 N84°42'25"E a distance of 330.24 feet to an iron pin set marking the northwest corner of the SW1/4 of said Section 13;

thence along the north line of the SW1/4 of said Section 13 N83°47'08"E a distance of 1321.57 feet to a 5/8" iron pin found with VBK cap marking the northeast corner of the W1/2 of the SW1/4 of said Section 13;

thence along the east line of the W1/2 of the SW1/4 of said Section 13 S05°14'52"E a distance of 2640.92 feet to a mag nail set marking the southeast corner of the W1/2 of the SW1/4 of said Section 13, passing an iron pin set N05°14'52"W a distance of 20.00 feet;

thence along the south line of the SW1/4 of said Section 13, also being the centerline of said County Highway 47 S83°56'48"W a distance of 1317.70 feet to the Point of Beginning and containing 99.940 acres of land, more or less, of which 0.757 acres lie in the right of way,

PARCEL "C"
99.940A

"2020"

REFERENCE SURVEY VOL. D
PAGE 639 IN THE TAX MAP OFFICE

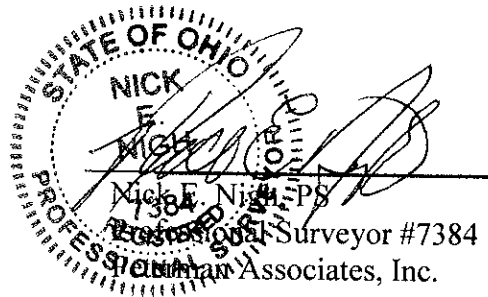
79.940 acres lie in the SW1/4 of said Section 13 Eden Township, and 20.000 acres lie in the SE1/4 of said Section 14 Crane Township, subject however to all legal highways and prior easements of record.

Wyandot County Official Record: David P. and Gwen Lee Kuenzli, Volume 3, Page 567, OR 207, Page 773

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

Date: March 25, 2020



Parcel C

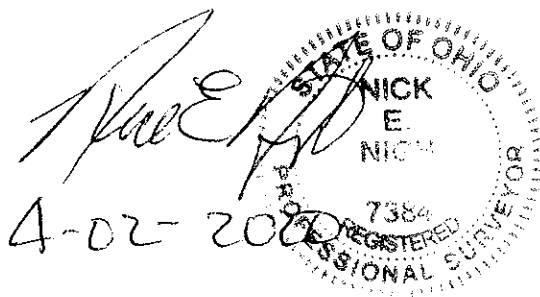
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SW 84 22'46"	330.240		5000.0000	5000.0000	
	NW 05 19'50"	2639.040		4967.6563	4671.3477	
	NE 84 42'25"	330.240		7595.2832	4426.1767	
	NE 83 47'08"	1321.570		7625.7478	4755.0085	
	SE 05 14'52"	2640.920		7768.8077	6068.8126	
	SW 83 56'48"	1317.700		5138.9572	6310.3591	
				5000.0003	5000.0064	

CLOSURE:

SW 87 18'58"	.006	5000.0000	5000.0000
ERROR:		.0003	.0064

1 PART IN 1.339109E+6

PERIMETER	AREA (sq ft)	AREA (acres)
8579.7163	4353389.3228	99.9401



REFERENCE SURVEY VOL. D
 PAGE 639 IN THE TAX MAP OFFICE

"2020"