

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

**LEGAL DESCRIPTION OF A 43.087 ACRE PARCEL
FOR TIM VAUGHN**

Being a parcel of land situated in part of the Southwest and the Southeast Quarters of Section 18, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the south quarter post of said Section 18 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S $89^{\circ} 27' 34''$ W along the south line of said Section 18 a distance of 795.06 feet to a found MAG nail marking the centerline of Township Highway 107, passing a set iron rod a distance of 774.52 feet;

thence N $12^{\circ} 40' 35''$ E along the centerline of said Township Highway 107 a distance of 124.34 feet to a found iron rod marking the centerline of said Township Highway 107;

thence N $03^{\circ} 19' 32''$ W along the centerline of said Township Highway 107 a distance of 95.60 feet to a found railroad spike, referenced by the aforementioned found iron rod situated S $03^{\circ} 19' 32''$ E a distance of 95.60 feet;

thence N $07^{\circ} 40' 12''$ W along the centerline of said Township Highway 107 a distance of 593.51 feet to found railroad spike, referenced by a found iron rod situated N $89^{\circ} 12' 29''$ E a distance of 25.18 feet;

thence N $89^{\circ} 12' 29''$ E on a line a distance of 1555.60 feet to a set iron rod, passing the aforementioned found iron rod a distance 25.18 feet;

thence N $17^{\circ} 16' 40''$ W on a line a distance of 468.39 feet to a point on the centerline of the Tymochtee Creek, passing a set iron rod a distance of 404.43 feet;

thence S $52^{\circ} 47' 07''$ E on the centerline of said Tymochtee Creek a distance of 168.30 feet to a point, referenced by a found iron pipe situated N $33^{\circ} 59' 35''$ E a distance of 45.00 feet;

REFERENCE SURVEY VOL. D
PAGE 659 IN THE TAX MAP OFFICE
(TRACT 3) (43.087A)
(Less Cemetery) (2021)

thence S 57° 04' 23" E on the centerline of said Tymochtee Creek a distance of 392.02 feet to the west line of the east half of the southeast quarter of said Section 18, referenced by a set iron rod situated S 00° 53' 20" E a distance of 97.10 feet;

thence S 00° 53' 20" E along the west line of the east half of the southeast quarter of said Section 18 a distance of 957.14 feet to a set iron rod marking the south line of said Section 18, passing the aforementioned set iron rod a distance of 97.10 feet;

thence N 89° 45' 09" W along the south line of said Section 18 a distance of 1320.01 feet to the **POINT OF BEGINNING**.

Containing in all before the following exception 43.333 acres of land, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED CEMETERY PARCEL:

Being a parcel of land situated in part of the Southeast Quarter of Section 18, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the south quarter post of said Section 18;

thence on an assumed bearing of S 89° 27' 34" W along the south line of said Section 18 a distance of 795.06 feet to a found nail marking the centerline of Township Highway 107, passing a set iron rod a distance of 774.52 feet;

thence N 12° 40' 35" E along the centerline of said Township Highway 107 a distance of 124.34 feet to a found iron rod;

thence N 03° 19' 32" W along the centerline of said Township Highway 107 a distance of 95.60 feet to a found railroad spike, referenced by the aforementioned found iron rod a situated S 03° 19' 32" E a distance of 95.60 feet;

thence N 07° 40' 12" W along the centerline of said Township Highway 107 a distance of 593.51 feet to found railroad spike, referenced by a found iron rod situated N 89° 12' 29" E a distance of 25.18 feet;

thence N 89° 12' 29" E on a line a distance of 1555.60 feet to a point;

thence S 78° 34' 59" E on a line a distance of 137.90 feet to a point;

thence S 88° 47' 23" E on a line a distance of 87.68 feet to a point;

thence N 00° 00' 00" E on a line a distance of 98.90 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 65° 00' 00" W on a line a distance of 65.00 feet to a set iron rod;

thence N 25° 00' 00" E on a line a distance of 165.00 feet to set iron rod;

thence S 65° 00' 00" E on a line a distance of 65.00 feet to set iron rod;

thence S 25° 00' 00" W on a line a distance of 165.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.246 acres of land, more or less in said exception.

Further, containing in all 43.087 acres of land, more or less, after said exception, of which 0.373 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 March 2021.

Prior Deed References – DV 193, Page 907 & Page 913, DV 196, Page 652

Kear Cemetery – as being established cooperatively by the Tymochtee Township Trustees and the owner(s) of the surrounding property.

21006-S

Tract 3 – Less Cemetery



PT: 1 N: 0.0000 E: 0.0000
S89°27'34"W DIST: 795.06
PT: 2 N: -7.5009 E: -795.0246
N12°40'35"E DIST: 124.34
PT: 3 N: 113.8084 E: -767.7389
N3°19'32"W DIST: 95.60
PT: 4 N: 209.2474 E: -773.2846
N7°40'12"W DIST: 593.51
PT: 5 N: 797.4474 E: -852.4988
N89°12'29"E DIST: 1555.60
PT: 6 N: 818.9482 E: 702.9526
N17°16'40"E DIST: 468.39
PT: 7 N: 1266.2026 E: 842.0666
S52°47'07"E DIST: 168.30
PT: 8 N: 1164.4142 E: 976.0964
S57°04'23"E DIST: 392.02
PT: 9 N: 951.3242 E: 1305.1440
S0°53'20"E DIST: 957.14
PT: 10 N: -5.7007 E: 1319.9925
N89°45'09"W DIST: 1320.01
PT: 11 N: 0.0014 E: -0.0052

CLOSING BEARING/DISTANCE: S75°14'57"E DIST: 0.0053

MISCLOSURE: N: 0.0014 E: -0.0052

AREA: 43.333 ACRES

43.333 ACRES (GROSS)
- 0.246 ACRES (CEMETERY)

43.087 ACRES (FINAL)



REFERENCE SURVEY VOL. D
PAGE 659 IN THE TAX MAP OFFICE
(2021)

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

**LEGAL DESCRIPTION OF A 43.333 ACRE PARCEL
FOR TIM VAUGHN**

Being a parcel of land situated in part of the Southwest and the Southeast Quarters of Section 18, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the south quarter post of said Section 18 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 27' 34" W along the south line of said Section 18 a distance of 795.06 feet to a found MAG nail marking the centerline of Township Highway 107, passing a set iron rod a distance of 774.52 feet;

thence N 12° 40' 35" E along the centerline of said Township Highway 107 a distance of 124.34 feet to a found iron rod marking the centerline of said Township Highway 107;

thence N 03° 19' 32" W along the centerline of said Township Highway 107 a distance of 95.60 feet to a found railroad spike, referenced by the aforementioned found iron rod situated S 03° 19' 32" E a distance of 95.60 feet;

thence N 07° 40' 12" W along the centerline of said Township Highway 107 a distance of 593.51 feet to found railroad spike, referenced by a found iron rod situated N 89° 12' 29" E a distance of 25.18 feet;

thence N 89° 12' 29" E on a line a distance of 1555.60 feet to a set iron rod, passing the aforementioned found iron rod a distance 25.18 feet;

thence N 17° 16' 40" W on a line a distance of 468.39 feet to a point on the centerline of the Tymochtee Creek, passing a set iron rod a distance of 404.43 feet;

thence S 52° 47' 07" E on the centerline of said Tymochtee Creek a distance of 168.30 feet to a point, referenced by a found iron pipe situated N 33° 59' 35" E a distance of 45.00 feet;

thence S 57° 04' 23" E on the centerline of said Tymochtee Creek a distance of 392.02 feet to the west line of the east half of the southeast quarter of said Section 18, referenced by a set iron rod situated S 00° 53' 20" E a distance of 97.10 feet;

thence S 00° 53' 20" E along the west line of the east half of the southeast quarter of said Section 18 a distance of 957.14 feet to a set iron rod marking the south line of said Section 18, passing the aforementioned set iron rod a distance of 97.10 feet;

thence N 89° 45' 09" W along the south line of said Section 18 a distance of 1320.01 feet to the **POINT OF BEGINNING**.

Containing in all 43.333 acres of land, more or less, of which 0.373 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 March 2021.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in March 2021.

Prior Deed References – DV 193, Page 907 & Page 913, DV 196, Page 652

21006-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
S89°27'34"W DIST: 795.06
PT: 2 N: -7.5009 E: -795.0246
N12°40'35"E DIST: 124.34
PT: 3 N: 113.8084 E: -767.7389
N3°19'32"W DIST: 95.60
PT: 4 N: 209.2474 E: -773.2846
N7°40'12"W DIST: 593.51
PT: 5 N: 797.4474 E: -852.4988
N89°12'29"E DIST: 1555.60
PT: 6 N: 818.9482 E: 702.9526
N17°16'40"E DIST: 468.39
PT: 7 N: 1266.2026 E: 842.0666
S52°47'07"E DIST: 168.30
PT: 8 N: 1164.4142 E: 976.0964
S57°04'23"E DIST: 392.02
PT: 9 N: 951.3242 E: 1305.1440
S0°53'20"E DIST: 957.14
PT: 10 N: -5.7007 E: 1319.9925
N89°45'09"W DIST: 1320.01
PT: 11 N: 0.0014 E: -0.0052

CLOSING BEARING/DISTANCE: S75°14'57"E DIST: 0.0053

MISCLOSURE: N: 0.0014 E: -0.0052

AREA: 43.333 ACRES

43.333 ACRES (GROSS)

- 0.246 ACRES (CEMETERY)

43.087 ACRES (FINAL)



REFERENCE SURVEY VOL. D
PAGE 659 IN THE TAX MAP OFFICE

(2021)

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

**LEGAL DESCRIPTION OF A 21.608 ACRE PARCEL
FOR TIM VAUGHN**

Being a parcel of land situated in part of the Northwest and the Northeast Quarters of Section 19, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the north quarter post of said Section 19 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 45' 09" E along the north line of said Section 19 a distance of 1320.01 feet to a set iron rod marking the west line of the east half of the northeast quarter of said Section 19;

thence S 00° 25' 06" W along the west line of the east half of the northeast quarter of said Section 19 a distance of 356.17 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by RELLCO LLC;

thence N 89° 51' 23" W along said RELLCO LLC parcel a distance of 1338.13 feet to a set iron rod marking a corner of said RELLCO LLC parcel;

thence S 00° 26' 12" W along said RELLCO LLC parcel a distance of 298.98 feet to point marking a corner of a parcel of land now or formerly owned by R. & T. Hendricks, referenced by a found iron rod situated N 89° 53' 41" W a distance of 1.00 foot;

thence N 89° 53' 41" W along said R. & T. Hendricks parcel a distance of 650.94 feet to a found iron pipe, marking a corner of a parcel of land now or formerly owned by A. Boyce, Etux., passing the aforementioned found iron pipe a distance of 1.00 foot;

thence N 02° 52' 12" E along said A. Boyce, Etux. parcel a distance of 238.97 feet to a set iron rod marking a corner of said A. Boyce, Etux. parcel;

thence N 01° 05' 18" W along said A. Boyce, Etux. parcel a distance of 153.00 feet to a set iron rod marking a corner of said A. Boyce, Etux. parcel;

thence S 89° 44' 42" W along said A. Boyce, Etux. parcel a distance of 190.10 to a found nail marking the centerline of Township Highway 107, passing a found iron pipe a distance of 167.37 feet;

thence N 12° 48' 04" E along the centerline of said Township Highway 107 a distance of 14.87 to a found nail, referenced by a found iron pipe situated S 53° 27' 24" E a distance of 24.19 feet;

thence N 13° 06' 07" E along the centerline of said Township Highway 107 a distance of 249.99 feet to a found nail marking the north line of said Section 19, referenced by a set iron rod situated N 89° 27' 34" E a distance of 20.54 feet;

thence N 89° 27' 34" E along the north line of said Section 19 a distance of 795.06 feet to the **POINT OF BEGINNING**, passing the aforementioned set iron rod a distance of 20.54 feet.

Containing in all 21.608 acres of land, more or less, of which 0.122 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 March 2021.

Prior Deed References – DV 193, Page 907 & Page 913

21006-S Tract 4



PT: 1 N: 0.0000 E: 0.0000
S89°45'09"E DIST: 1320.01
PT: 2 N: -5.7020 E: 1319.9977
S0°25'06"W DIST: 356.17
PT: 3 N: -361.8625 E: 1317.3972
N89°51'23"W DIST: 1338.13
PT: 4 N: -358.5085 E: -20.7286
S0°26'12"W DIST: 298.98
PT: 5 N: -657.4798 E: -23.0072
N89°53'41"W DIST: 650.94
PT: 6 N: -656.2838 E: -673.9461
N2°52'12"E DIST: 238.97
PT: 7 N: -417.6135 E: -661.9808
N1°05'18"W DIST: 153.00
PT: 8 N: -264.6411 E: -664.8869
S89°44'42"W DIST: 190.10
PT: 9 N: -265.4872 E: -854.9850
N12°48'04"E DIST: 14.87
PT: 10 N: -250.9868 E: -851.6903
N13°06'07"E DIST: 249.99
PT: 11 N: -7.5044 E: -795.0215
N89°27'34"E DIST: 795.06
PT: 12 N: -0.0036 E: 0.0031

CLOSING BEARING/DISTANCE: N41°10'34"W DIST: 0.0047

MISCLOSURE: N: -0.0036 E: 0.0031

AREA: 21.608 ACRES



REFERENCE SURVEY VOL. D

PAGE 659 IN THE TAX MAP OFFICE

(2021)

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

**LEGAL DESCRIPTION OF A 0.246 ACRE PARCEL
FOR TIM VAUGHN, ETAL AND THE TYMOCHTEE TOWNSHIP TRUSTEES**

Being a parcel of land situated in part of the Southeast Quarter of Section 18, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the south quarter post of said Section 18;

thence on an assumed bearing of S 89° 27' 34" W along the south line of said Section 18 a distance of 795.06 feet to a found nail marking the centerline of Township Highway 107, passing a set iron rod a distance of 774.52 feet;

thence N 12° 40' 35" E along the centerline of said Township Highway 107 a distance of 124.34 feet to a found iron rod;

thence N 03° 19' 32" W along the centerline of said Township Highway 107 a distance of 95.60 feet to a found railroad spike, referenced by the aforementioned found iron rod a situated S 03° 19' 32" E a distance of 95.60 feet;

thence N 07° 40' 12" W along the centerline of said Township Highway 107 a distance of 593.51 feet to found railroad spike, referenced by a found iron rod situated N 89° 12' 29" E a distance of 25.18 feet;

thence N 89° 12' 29" E on a line a distance of 1555.60 feet to a point;

thence S 78° 34' 59" E on a line a distance of 137.90 feet to a point;

thence S 88° 47' 23" E on a line a distance of 87.68 feet to a point;

thence N 00° 00' 00" E on a line a distance of 98.90 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 65° 00' 00" W on a line a distance of 65.00 feet to a set iron rod;

thence N 25° 00' 00" E on a line a distance of 165.00 feet to set iron rod;

thence S 65° 00' 00" E on a line a distance of 65.00 feet to set iron rod;

KEAR CEMETERY
(TRACT) (0.246 A)
CEMETERY (2021)

REFERENCE SURVEY VOL. D
PAGE 659 IN THE TAX MAP OFFICE

thence S 25° 00' 00" W on a line a distance of 165.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.246 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 March 2021.

Kear Cemetery – as being established cooperatively by the Tymochtee Township Trustees and the owner(s) of the surrounding property.



PT: 1 N: 0.0000 E: 0.0000
N65°00'00"W DIST: 65.00
PT: 2 N: 27.4702 E: -58.9100
N25°00'00"E DIST: 165.00
PT: 3 N: 177.0110 E: 10.8220
S65°00'00"E DIST: 65.00
PT: 4 N: 149.5408 E: 69.7320
S25°00'00"W DIST: 165.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCHLOSURE: N: 0.0000 E: 0.0000

AREA: 0.246 ACRES



REFERENCE SURVEY VOL. D

PAGE 659 IN THE TAX MAP OFFICE

(2021)

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

**LEGAL DESCRIPTION OF A 0.723 ACRE INGRESS/EGRESS EASEMENT
FOR TIM VAUGHN, ETAL AND THE TYMOCHTEE TOWNSHIP TRUSTEES**

Being a parcel of land situated in part of the Southwest and the Southeast Quarters of Section 18, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the south quarter post of said Section 18;

thence on an assumed bearing of S $89^{\circ} 27' 34''$ W along the south line of said Section 18 a distance of 795.06 feet to a found nail marking the centerline of Township Highway 107, passing a set iron rod a distance of 774.52 feet;

thence N $12^{\circ} 40' 35''$ E along the centerline of said Township Highway 107 a distance of 124.34 feet to a found iron rod;

thence N $03^{\circ} 19' 32''$ W along the centerline of said Township Highway 107 a distance of 95.60 feet to a found railroad spike, referenced by a found iron rod situated S $03^{\circ} 19' 32''$ E a distance of 95.60 feet;

thence N $07^{\circ} 40' 12''$ W along the centerline of said Township Highway 107 a distance of 593.51 feet to found railroad spike and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N $89^{\circ} 12' 29''$ E a distance of 25.18 feet;

thence N $07^{\circ} 40' 12''$ W along the centerline of Township Highway 107 a distance of 15.11 feet to a point;

thence N $89^{\circ} 12' 29''$ E on a line a distance of 1496.48 feet to a point;

thence S $78^{\circ} 34' 59''$ E on a line a distance of 138.17 feet to a point;

thence S $88^{\circ} 47' 23''$ E on a line a distance of 27.10 feet to a point;

(EASEMENT)
(0.723A)

REFERENCE SURVEY VOL. D
PAGE 659 IN THE TAX MAP OFFICE
(2021)

thence N 00° 00' 00" E on a line a distance of 110.12 feet to a set iron rod;
thence S 65° 00' 00" E on a line a distance of 65.00 feet to a set iron rod;
thence S 00° 00' 00" W on a line a distance of 98.90 feet to a point;
thence N 88° 47' 23" W on a line a distance of 87.68 feet to a point;
thence N 78° 34' 59" W on a line a distance of 137.90 feet to a point;
thence S 89° 12' 29" W on a line a distance of 1493.08 feet to the **POINT OF BEGINNING.**

Containing in all 0.723 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 March 2021.

Easement



PT: 1 N: 0.0000 E: 0.0000
N7°40'12"W DIST: 15.11
PT: 2 N: 14.9748 E: -2.0167
N89°12'29"E DIST: 1496.48
PT: 3 N: 35.6586 E: 1494.3204
S78°34'59"E DIST: 138.17
PT: 4 N: 8.3082 E: 1629.7563
S88°47'23"E DIST: 27.10
PT: 5 N: 7.7358 E: 1656.8503
N0°00'00"E DIST: 110.12
PT: 6 N: 117.8558 E: 1656.8503
S65°00'00"E DIST: 65.00
PT: 7 N: 90.3856 E: 1715.7603
S0°00'00"W DIST: 98.90
PT: 8 N: -8.5144 E: 1715.7603
N88°47'23"W DIST: 87.68
PT: 9 N: -6.6624 E: 1628.0999
N78°34'59"W DIST: 137.90
PT: 10 N: 20.6345 E: 1492.9285
S89°12'29"W DIST: 1493.08
PT: 11 N: -0.0023 E: -0.0088

CLOSING BEARING/DISTANCE: N75°36'03"E DIST: 0.0091

MISCLOSURE: N: -0.0023 E: -0.0088

AREA: 0.723 ACRES



REFERENCE SURVEY VOL. D
PAGE 659 IN THE TAX MAP OFFICE

(2021)

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

**LEGAL DESCRIPTION OF A 0.723 ACRE INGRESS/EGRESS EASEMENT
FOR TIM VAUGHN, ETAL AND THE TYMOCHTEE TOWNSHIP TRUSTEES**

Being a parcel of land situated in part of the Southwest and the Southeast Quarters of Section 18, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the south quarter post of said Section 18;

thence on an assumed bearing of S $89^{\circ} 27' 34''$ W along the south line of said Section 18 a distance of 795.06 feet to a found nail marking the centerline of Township Highway 107, passing a set iron rod a distance of 774.52 feet;

thence N $12^{\circ} 40' 35''$ E along the centerline of said Township Highway 107 a distance of 124.34 feet to a found iron rod;

thence N $03^{\circ} 19' 32''$ W along the centerline of said Township Highway 107 a distance of 95.60 feet to a found railroad spike, referenced by a found iron rod situated S $03^{\circ} 19' 32''$ E a distance of 95.60 feet;

thence N $07^{\circ} 40' 12''$ W along the centerline of said Township Highway 107 a distance of 593.51 feet to found railroad spike and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N $89^{\circ} 12' 29''$ E a distance of 25.18 feet;

thence N $07^{\circ} 40' 12''$ W along the centerline of Township Highway 107 a distance of 15.11 feet to a point;

thence N $89^{\circ} 12' 29''$ E on a line a distance of 1496.48 feet to a point;

thence S $78^{\circ} 34' 59''$ E on a line a distance of 138.17 feet to a point;

thence S $88^{\circ} 47' 23''$ E on a line a distance of 27.10 feet to a point;

(EASEMENT)
(0.723A)

REFERENCE SURVEY VOL. D
PAGE 659 IN THE TAX MAP OFFICE
(2021)

thence N 00° 00' 00" E on a line a distance of 110.12 feet to a set iron rod;

thence S 65° 00' 00" E on a line a distance of 65.00 feet to a set iron rod;

thence S 00° 00' 00" W on a line a distance of 98.90 feet to a point;

thence N 88° 47' 23" W on a line a distance of 87.68 feet to a point;

thence N 78° 34' 59" W on a line a distance of 137.90 feet to a point;

thence S 89° 12' 29" W on a line a distance of 1493.08 feet to the **POINT OF BEGINNING.**

Containing in all 0.723 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 March 2021.

Easement



PT: 1 N: 0.0000 E: 0.0000
N7°40'12"W DIST: 15.11
PT: 2 N: 14.9748 E: -2.0167
N89°12'29"E DIST: 1496.48
PT: 3 N: 35.6586 E: 1494.3204
S78°34'59"E DIST: 138.17
PT: 4 N: 8.3082 E: 1629.7563
S88°47'23"E DIST: 27.10
PT: 5 N: 7.7358 E: 1656.8503
N0°00'00"E DIST: 110.12
PT: 6 N: 117.8558 E: 1656.8503
S65°00'00"E DIST: 65.00
PT: 7 N: 90.3856 E: 1715.7603
S0°00'00"W DIST: 98.90
PT: 8 N: -8.5144 E: 1715.7603
N88°47'23"W DIST: 87.68
PT: 9 N: -6.6624 E: 1628.0999
N78°34'59"W DIST: 137.90
PT: 10 N: 20.6345 E: 1492.9285
S89°12'29"W DIST: 1493.08
PT: 11 N: -0.0023 E: -0.0088

CLOSING BEARING/DISTANCE: N75°36'03"E DIST: 0.0091

MISCLOSURE: N: -0.0023 E: -0.0088

AREA: 0.723 ACRES



REFERENCE SURVEY VOL. D
PAGE 659 IN THE TAX MAP OFFICE

(2021)

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

**LEGAL DESCRIPTION OF A 72.561 ACRE PARCEL
FOR TIM VAUGHN, ETAL**

Being a parcel of land situated in part of the Southwest Quarter of Section 18, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point on the centerline of the Tymochtee Creek being the southwest corner of said Section 18 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 89° 27' 34" E a distance of 89.14 feet;

thence on an assumed bearing of N 00° 04' 08" E on the centerline of said Tymochtee Creek and the west line of said Section 18 a distance of 595.85 feet to a point, referenced by a found iron rod situated N 24° 12' 11" W a distance of 52.30 feet;

thence N 10° 32' 56" E on the centerline of said Tymochtee Creek a distance of 293.10 feet to a point, referenced by a found iron rod situated N 80° 00' 50" W a distance of 34.60 feet;

thence N 21° 53' 17" E on the centerline of said Tymochtee Creek a distance of 268.03 feet to a point, referenced by a found iron rod situated N 78° 54' 29" W a distance of 66.61 feet;

thence N 18° 59' 56" E on the centerline of said Tymochtee Creek a distance of 277.08 feet to a point, referenced by a found iron rod situated N 83° 32' 35" W a distance of 36.92 feet;

thence N 06° 17' 41" W on the centerline of said Tymochtee Creek a distance of 464.94 feet to a point, referenced by a found iron rod situated S 86° 53' 48" W a distance of 35.97 feet;

thence N 10° 23' 58" E on the centerline of said Tymochtee Creek a distance of 175.77 feet to a point, referenced by a found iron rod situated N 64° 16' 56" W a distance of 27.72 feet;

REFERENCE SURVEY VOL D

PAGE 659 IN THE TAX MAP OFFICE

(TRACT 1) (72.561 A) (2021)

thence N 41° 22' 03" E on the centerline of said Tymochtee Creek a distance of 299.62 feet to the west line of a parcel of land now or formerly owned by R. M. Cook, Etux., referenced by a found iron rod situated S 00° 49' 06" E a distance of 99.63 feet;

thence S 00° 49' 06" E along said R. M. Cook., Etux. parcel a distance of 99.63 feet to a found iron rod marking a corner of said R. M. Cook, Etux. parcel;

thence N 89° 44' 36" E along said R. M. Cook, Etux. parcel a distance of 453.47 feet to a point marking the centerline of Township Highway 107, referenced by a found iron rod situated N 89 ° 44' 36" E a distance of 31.03 feet;

thence S 37° 14' 58" E along the centerline of said Township Highway 107 a distance of 395.40 feet to set iron rod, passing a found railroad spike a distance of 4.79 feet;

thence S 39° 25' 04" E along the centerline of said Township Highway 107 a distance of 170.995 feet to a set MAG marking a corner of a parcel of land now or formerly owned by C. Johnson, referenced by a found iron pipe situated S 76° 09' 29" W a distance of 26.57 feet;

thence S 76° 09' 29" W along said C. Johnson parcel a distance of 246.58 feet to a found iron pipe marking a corner of said C. Johnson parcel, passing the aforementioned found iron pipe a distance of 26.57 feet;

thence S 15° 09' 48" E along said C. Johnson parcel a distance of 223.96 feet to a found iron pipe marking a corner of said C. Johnson parcel;

thence N 76° 18' 52" E along said C. Johnson parcel a distance of 363.35 feet to a set MAG mail marking the centerline of said Township Highway 107, passing a found iron pipe a distance of 332.54 feet;

thence along the centerline of said Township Highway 107 on a curve to the left an arc distance of 149.64 feet, said curve having a chord bearing of S 64° 13' 38" E and a chord distance of 149.17 feet to a set MAG nail, referenced by a found iron pipe situated N 21° 14' 07" E a distance of 9.78 feet;

thence S 72° 07' 18" E along the centerline of said Township Highway 107 a distance of 314.39 feet to a found iron pipe, passing a found iron rod a distance of 268.27 feet;

thence S 06° 45' 49" E along the centerline of said Township Highway 107 a distance of 523.71 feet to a found railroad spike, referenced by a found iron rod situated S 60° 00' 30" E a distance of 31.58 feet;

thence S 07° 40' 12" E along the centerline of said Township Highway 107 a distance of 609.79 feet to a found railroad spike, referenced by a found iron rod situated S 03° 19' 32" E a distance of 95.60 feet;

thence S 03° 19' 32" E along the centerline of said Township Highway 107 a distance of 95.60 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by R. Puckett, Etux.;

thence S 89° 29' 45" W along said R. Puckett, Etux. parcel a distance of 607.27 feet to a found iron rod marking a corner of a parcel of said R. Puckett, Etux. parcel;

thence S 00° 00' 38" E along said R. Puckett, Etux. parcel a distance of 121.44 feet to a found iron rod marking the south line of said Section 18;

thence S 89° 27' 34" W along the south line of said Section 18 a distance of 1373.25 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1284.11 feet.

Containing in all 72.561 acres of land, more or less, of which 1.038 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 March 2021.

Prior Deed References – DV 195, Page 447

21006-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
 N0°04'08"E DIST: 595.85
 PT: 2 N: 595.8496 E: 0.7164
 N10°32'56"E DIST: 293.10
 PT: 3 N: 883.9959 E: 54.3755
 N21°53'17"E DIST: 268.03
 PT: 4 N: 1132.7047 E: 154.2956
 N18°59'56"E DIST: 277.08
 PT: 5 N: 1394.6907 E: 244.4989
 N6°17'41"W DIST: 464.94
 PT: 6 N: 1856.8276 E: 193.5216
 N10°23'58"E DIST: 175.77
 PT: 7 N: 2029.7103 E: 225.2498
 N41°22'03"E DIST: 299.62
 PT: 8 N: 2254.5709 E: 423.2646
 S0°49'06"E DIST: 99.63
 PT: 9 N: 2154.9511 E: 424.6875
 N89°44'36"E DIST: 453.47
 PT: 10 N: 2156.9825 E: 878.1529
 S37°14'58"E DIST: 395.40
 PT: 11 N: 1842.2410 E: 1117.4831
 S39°25'04"E DIST: 170.99
 PT: 12 N: 1710.1411 E: 1226.0599
 S76°09'29"W DIST: 246.58
 PT: 13 N: 1651.1482 E: 986.6407
 S15°09'48"E DIST: 223.96
 PT: 14 N: 1434.9856 E: 1045.2223
 N76°18'52"E DIST: 363.35
 PT: 15 N: 1520.9517 E: 1398.2563
 DELTA = 15°47'20", R = 543.03, L = 149.64, CHD = 149.17, CHD. BRG. = S 64°13'38" E
 PT: 17 N: 1456.0921 E: 1532.5877
 S72°07'18"E DIST: 314.39
 PT: 18 N: 1359.5754 E: 1831.7960
 S6°45'49"E DIST: 523.71
 PT: 19 N: 839.5102 E: 1893.4750
 S7°40'12"E DIST: 609.79
 PT: 20 N: 235.1758 E: 1974.8621
 S3°19'32"E DIST: 95.60
 PT: 21 N: 139.7368 E: 1980.4078
 S89°29'45"W DIST: 607.27
 PT: 22 N: 134.3933 E: 1373.1613
 S0°00'38"E DIST: 121.44
 PT: 23 N: 12.9533 E: 1373.1836
 S89°27'34"W DIST: 1373.25
 PT: 24 N: -0.0024 E: -0.0052

CLOSING BEARING/DISTANCE: N65°19'02"E DIST: 0.0058

MISCLOSURE: N: -0.0024 E: -0.0052

AREA: 72.561 ACRES

REFERENCE SURVEY VOL. D
 PAGE 659 IN THE TAX MAP OFFICE
 (2021)



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

**LEGAL DESCRIPTION OF A 72.561 ACRE PARCEL
FOR TIM VAUGHN, ETAL**

Being a parcel of land situated in part of the Southwest Quarter of Section 18, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point on the centerline of the Tymochtee Creek being the southwest corner of said Section 18 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 89° 27' 34" E a distance of 89.14 feet;

thence on an assumed bearing of N 00° 04' 08" E on the centerline of said Tymochtee Creek and the west line of said Section 18 a distance of 595.85 feet to a point, referenced by a found iron rod situated N 24° 12' 11" W a distance of 52.30 feet;

thence N 10° 32' 56" E on the centerline of said Tymochtee Creek a distance of 293.10 feet to a point, referenced by a found iron rod situated N 80° 00' 50" W a distance of 34.60 feet;

thence N 21° 53' 17" E on the centerline of said Tymochtee Creek a distance of 268.03 feet to a point, referenced by a found iron rod situated N 78° 54' 29" W a distance of 66.61 feet;

thence N 18° 59' 56" E on the centerline of said Tymochtee Creek a distance of 277.08 feet to a point, referenced by a found iron rod situated N 83° 32' 35" W a distance of 36.92 feet;

thence N 06° 17' 41" W on the centerline of said Tymochtee Creek a distance of 464.94 feet to a point, referenced by a found iron rod situated S 86° 53' 48" W a distance of 35.97 feet;

thence N 10° 23' 58" E on the centerline of said Tymochtee Creek a distance of 175.77 feet to a point, referenced by a found iron rod situated N 64° 16' 56" W a distance of 27.72 feet;

REFERENCE SURVEY VOL. D

PAGE 659 IN THE TAX MAP OFFICE

(TRACT 1) (72.561 A) (2021)

thence N 41° 22' 03" E on the centerline of said Tymochtee Creek a distance of 299.62 feet to the west line of a parcel of land now or formerly owned by R. M. Cook, Etux., referenced by a found iron rod situated S 00° 49' 06" E a distance of 99.63 feet;

thence S 00° 49' 06" E along said R. M. Cook., Etux. parcel a distance of 99.63 feet to a found iron rod marking a corner of said R. M. Cook, Etux. parcel;

thence N 89° 44' 36" E along said R. M. Cook, Etux. parcel a distance of 453.47 feet to a point marking the centerline of Township Highway 107, referenced by a found iron rod situated N 89 ° 44' 36" E a distance of 31.03 feet;

thence S 37° 14' 58" E along the centerline of said Township Highway 107 a distance of 395.40 feet to set iron rod, passing a found railroad spike a distance of 4.79 feet;

thence S 39° 25' 04" E along the centerline of said Township Highway 107 a distance of 170.995 feet to a set MAG marking a corner of a parcel of land now or formerly owned by C. Johnson, referenced by a found iron pipe situated S 76° 09' 29" W a distance of 26.57 feet;

thence S 76° 09' 29" W along said C. Johnson parcel a distance of 246.58 feet to a found iron pipe marking a corner of said C. Johnson parcel, passing the aforementioned found iron pipe a distance of 26.57 feet;

thence S 15° 09' 48" E along said C. Johnson parcel a distance of 223.96 feet to a found iron pipe marking a corner of said C. Johnson parcel;

thence N 76° 18' 52" E along said C. Johnson parcel a distance of 363.35 feet to a set MAG mail marking the centerline of said Township Highway 107, passing a found iron pipe a distance of 332.54 feet;

thence along the centerline of said Township Highway 107 on a curve to the left an arc distance of 149.64 feet, said curve having a chord bearing of S 64° 13' 38" E and a chord distance of 149.17 feet to a set MAG nail, referenced by a found iron pipe situated N 21° 14' 07" E a distance of 9.78 feet;

thence S 72° 07' 18" E along the centerline of said Township Highway 107 a distance of 314.39 feet to a found iron pipe, passing a found iron rod a distance of 268.27 feet;

thence S 06° 45' 49" E along the centerline of said Township Highway 107 a distance of 523.71 feet to a found railroad spike, referenced by a found iron rod situated S 60° 00' 30" E a distance of 31.58 feet;

thence S 07° 40' 12" E along the centerline of said Township Highway 107 a distance of 609.79 feet to a found railroad spike, referenced by a found iron rod situated S 03° 19' 32" E a distance of 95.60 feet;

thence S 03° 19' 32" E along the centerline of said Township Highway 107 a distance of 95.60 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by R. Puckett, Etux.;

thence S 89° 29' 45" W along said R. Puckett, Etux. parcel a distance of 607.27 feet to a found iron rod marking a corner of a parcel of said R. Puckett, Etux. parcel;

thence S 00° 00' 38" E along said R. Puckett, Etux. parcel a distance of 121.44 feet to a found iron rod marking the south line of said Section 18;

thence S 89° 27' 34" W along the south line of said Section 18 a distance of 1373.25 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1284.11 feet.

Containing in all 72.561 acres of land, more or less, of which 1.038 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 March 2021.

Prior Deed References – DV 195, Page 447

21006-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
 N0°04'08"E DIST: 595.85
 PT: 2 N: 595.8496 E: 0.7164
 N10°32'56"E DIST: 293.10
 PT: 3 N: 883.9959 E: 54.3755
 N21°53'17"E DIST: 268.03
 PT: 4 N: 1132.7047 E: 154.2956
 N18°59'56"E DIST: 277.08
 PT: 5 N: 1394.6907 E: 244.4989
 N6°17'41"W DIST: 464.94
 PT: 6 N: 1856.8276 E: 193.5216
 N10°23'58"E DIST: 175.77
 PT: 7 N: 2029.7103 E: 225.2498
 N41°22'03"E DIST: 299.62
 PT: 8 N: 2254.5709 E: 423.2646
 S0°49'06"E DIST: 99.63
 PT: 9 N: 2154.9511 E: 424.6875
 N89°44'36"E DIST: 453.47
 PT: 10 N: 2156.9825 E: 878.1529
 S37°14'58"E DIST: 395.40
 PT: 11 N: 1842.2410 E: 1117.4831
 S39°25'04"E DIST: 170.99
 PT: 12 N: 1710.1411 E: 1226.0599
 S76°09'29"W DIST: 246.58
 PT: 13 N: 1651.1482 E: 986.6407
 S15°09'48"E DIST: 223.96
 PT: 14 N: 1434.9856 E: 1045.2223
 N76°18'52"E DIST: 363.35
 PT: 15 N: 1520.9517 E: 1398.2563
 DELTA = 15°47'20", R = 543.03, L = 149.64, CHD = 149.17, CHD. BRG. = S 64°13'38" E
 PT: 17 N: 1456.0921 E: 1532.5877
 S72°07'18"E DIST: 314.39
 PT: 18 N: 1359.5754 E: 1831.7960
 S6°45'49"E DIST: 523.71
 PT: 19 N: 839.5102 E: 1893.4750
 S7°40'12"E DIST: 609.79
 PT: 20 N: 235.1758 E: 1974.8621
 S3°19'32"E DIST: 95.60
 PT: 21 N: 139.7368 E: 1980.4078
 S89°29'45"W DIST: 607.27
 PT: 22 N: 134.3933 E: 1373.1613
 S0°00'38"E DIST: 121.44
 PT: 23 N: 12.9533 E: 1373.1836
 S89°27'34"W DIST: 1373.25
 PT: 24 N: -0.0024 E: -0.0052

CLOSING BEARING/DISTANCE: N65°19'02"E DIST: 0.0058

MISCLOSURE: N: -0.0024 E: -0.0052

AREA: 72.561 ACRES

REFERENCE SURVEY VOL. D
 PAGE 659 IN THE TAX MAP OFFICE
 (2021)



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

**LEGAL DESCRIPTION OF A 43.010 ACRE PARCEL
FOR TIM VAUGHN, ETAL**

Being a parcel of land situated in part of the Southwest and the Southeast Quarters of Section 18, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the south quarter post of said Section 18;

thence on an assumed bearing of S 89° 27' 34" W along the south line of said Section 18 a distance of 795.06 feet to a found MAG nail marking the centerline of Township Highway 107, passing a set iron rod a distance of 774.52 feet;

thence N 12° 40' 35" E along the centerline of said Township Highway 107 a distance of 124.34 feet to a found iron rod marking the centerline of said Township Highway 107;

thence N 03° 19' 32" W along the centerline of said Township Highway 107 a distance of 95.60 feet to a found railroad spike, referenced by the aforementioned found iron rod situated S 03° 19' 32" E distance of 95.60 feet;

thence N 07° 40' 12" W along the centerline of said Township Highway 107 a distance of 593.51 feet to found railroad spike marking the centerline of said Township Highway 107 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 89° 12' 29" E a distance of 25.18 feet;

thence N 07° 40' 12" W along the centerline of said Township Highway 107 a distance of 16.28 feet to a found railroad spike, referenced by a found iron rod situated S 60° 00' 30" E a distance of 31.58 feet;

thence N 06° 45' 49" W along the centerline of said Township Highway 107 a distance of 523.71 feet to a found iron pipe;

thence N 72° 07' 18" W along the centerline of said Township Highway 107 a distance of 46.12 feet to a found iron rod;

REFERENCE SURVEY VOL. D

PAGE 659 IN THE TAX MAP OFFICE

(TRACT 2) (43.010A) (2021)

thence N 25° 09' 21" E on a line a distance of 76.72 feet to a point on the centerline of the Tymochtee Creek, referenced by the aforementioned found iron rod situated S 25° 09' 21" W a distance of 76.72 feet;

thence S 76° 09' 56" E on the centerline of said Tymochtee Creek a distance of 92.92 feet to a point, referenced by a found iron pipe situated S 52° 07' 50" W a distance of 100.00 feet;

thence N 73° 37' 37" E on the centerline of said Tymochtee Creek a distance of 111.67 feet to a point, referenced by a found iron rod situated S 55° 00' 13" E a distance of 65.07 feet;

thence N 24° 45' 39" E on the centerline of said Tymochtee Creek a distance of 160.55 feet to a point, referenced by a set iron rod situated N 58° 45' 38" E a distance of 40.00 feet;

thence N 25° 02' 04" W on the centerline of said Tymochtee Creek a distance of 308.30 feet to a point, referenced by a set iron rod situated S 85° 29' 00" E a distance of 74.41 feet;

thence N 10° 42' 49" E on the centerline of said Tymochtee Creek a distance of 325.75 feet to a point, referenced by a set iron rod situated S 54° 46' 06" E a distance of 71.80 feet;

thence N 50° 14' 30" E on the centerline of said Tymochtee Creek a distance of 202.95 feet to a point, referenced by a set iron rod situated S 30° 04' 54" E a distance of 65.16 feet;

thence N 73° 35' 05" E on the centerline of said Tymochtee Creek a distance of 195.08 feet to a point, referenced by a found iron rod situated N 00° 00' 57" E a distance of 105.32 feet;

thence N 89° 29' 36" E on the centerline of said Tymochtee Creek a distance of 200.00 feet to a point, referenced by a found iron rod situated N 00° 09' 19" W a distance of 79.15 feet;

thence S 00° 09' 20" E on the centerline of said Tymochtee Creek a distance of 26.72 feet to a point, referenced by a found iron rod situated N 56° 29' 05" E a distance of 81.65 feet;

thence S 62° 32' 09" E on the centerline of said Tymochtee Creek a distance of 75.69 feet to a point, referenced by a found iron rod situated N 00° 39' 18" E a distance of 80.00 feet;

thence S 43° 27' 20" E on the centerline of said Tymochtee Creek a distance of 262.36 feet to a point, referenced by a found iron rod situated N 44° 42' 14" E a distance of 45.00 feet;

thence S 32° 43' 36" E on the centerline of said Tymochtee Creek a distance of 261.62 feet to a point, referenced by a found iron rod situated N 45° 55' 40" E a distance of 40.00 feet;

thence S 38° 23' 37" E on the centerline of said Tymochtee Creek a distance of 274.13 feet to a point, referenced by a found iron rod situated N 29° 29' 11" E a distance of 45.00 feet;

thence S 40° 58' 53" E on the centerline of said Tymochtee Creek a distance of 180.45 feet to a point, referenced by a found iron rod situated N 33° 01' 44" E a distance of 50.00 feet;

thence S 52° 47' 07" E on the centerline of said Tymochtee Creek a distance of 444.69 feet to a point, referenced by a set iron rod situated S 17° 16' 40" W a distance of 63.96 feet;

thence S 17° 16' 40" W on a line a distance of 468.39 feet to a set iron rod, passing the aforementioned set iron rod a distance of 63.96 feet;

thence S 89° 12' 29" W on a line a distance of 1555.60 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 1530.42 feet.

Containing in all 43.010 acres of land, more or less, of which 0.275 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 March 2021.

Prior Deed References – DV 193, Page 904, 907, 910 & 913

21006-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
 N7°40'12"W DIST: 16.28
 PT: 2 N: 16.1343 E: -2.1728
 N6°45'49"W DIST: 523.71
 PT: 3 N: 536.1996 E: -63.8519
 N72°07'18"W DIST: 46.12
 PT: 4 N: 550.3583 E: -107.7448
 N25°09'21"E DIST: 76.72
 PT: 5 N: 619.8018 E: -75.1325
 S76°09'56"E DIST: 92.92
 PT: 6 N: 597.5830 E: 15.0919
 N73°37'37"E DIST: 111.67
 PT: 7 N: 629.0617 E: 122.2333
 N24°45'39"E DIST: 160.55
 PT: 8 N: 774.8514 E: 189.4767
 N25°02'04"W DIST: 308.30
 PT: 9 N: 1054.1877 E: 59.0156
 N10°42'49"E DIST: 325.75
 PT: 10 N: 1374.2594 E: 119.5725
 N50°14'30"E DIST: 202.95
 PT: 11 N: 1504.0563 E: 275.5901
 N73°35'05"E DIST: 195.08
 PT: 12 N: 1559.1853 E: 462.7183
 N89°29'36"E DIST: 200.00
 PT: 13 N: 1560.9539 E: 662.7105
 S0°09'20"E DIST: 26.72
 PT: 14 N: 1534.2340 E: 662.7831
 S62°32'09"E DIST: 75.69
 PT: 15 N: 1499.3262 E: 729.9428
 S43°27'20"E DIST: 262.36
 PT: 16 N: 1308.8770 E: 910.3918
 S32°43'36"E DIST: 261.62
 PT: 17 N: 1088.7867 E: 1051.8319
 S38°23'37"E DIST: 274.13
 PT: 18 N: 873.9339 E: 1222.0832
 S40°58'53"E DIST: 180.45
 PT: 19 N: 737.7081 E: 1340.4248
 S52°47'07"E DIST: 444.69
 PT: 20 N: 468.7579 E: 1694.5646
 S17°16'40"W DIST: 468.39
 PT: 21 N: 21.5035 E: 1555.4506
 S89°12'29"W DIST: 1555.60
 PT: 22 N: 0.0026 E: -0.0008

CLOSING BEARING/DISTANCE: S16°13'23"E DIST: 0.0027

MISCLOSURE: N: 0.0026 E: -0.0008

AREA: 43.010 ACRES

REFERENCE SURVEY VOL. D
PAGE 659 IN THE TAX MAP OFFICE

(2021)

