

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

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**LEGAL DESCRIPTION OF A 5.078 ACRE PARCEL  
FOR THIEL FARMS LLC**

Being a parcel of land situated in part of the Northwest Quarter of Section 3, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 3;

thence on an assumed bearing of N 00° 09' 20" E along the west line of said Section 3 a distance of 2166.10 feet to a point on or near the centerline of Tymochtee Creek and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 73° 25' 55" W a distance of 51.19 feet;

thence continuing N 00° 09' 20" E along the west line of said Section 3 a distance of 580.27 feet to a point marking the south right-of-way line of the New York Central Lines, LLC., passing a set iron rod a distance of 570.03 feet;

thence N 82° 09' 59" E along the south right-of-way line of said New York Central Lines, LLC parcel a distance of 222.99 feet to a found iron rod marking the north line of said Section 3;

thence N 89° 21' 35" E along the north line of said Section 3 a distance of 344.28 feet to a point on or near the centerline of said Tymochtee Creek, passing a set iron rod a distance of 309.28 feet;

thence S 48° 12' 54" E on or near the centerline of said Tymochtee Creek a distance of 162.92 feet to point, referenced by a set iron rod situated S 20° 20' 21" W a distance of 91.70 feet;

thence S 04° 57' 43" E on or near the centerline of said Tymochtee Creek a distance of 90.92 feet to a point, referenced by a set iron rod situated N 83° 24' 09" W a distance of 40.00 feet;

thence S 45° 48' 24" W on or near the centerline of said Tymochtee Creek a distance of 119.27 feet to a point, referenced by a set iron rod situated N 27° 33' 21" E a distance of 98.97 feet;

REFERENCE SURVEY VOL. D  
PAGE 665 IN THE TAX MAP OFFICE  
Tract 2 (5.078A) "2021"

thence S 86° 22' 42" W on or near the centerline of said Tymochtee Creek a distance of 326.34 feet to a point, referenced by a set iron rod situated S 86° 22' 42" W a distance of 100.00 feet;

thence S 70° 27' 42" W on or near the centerline of said Tymochtee Creek a distance of 90.52 feet to a point, referenced by a set iron rod situated N 31° 10' 43" W a distance of 28.00 feet;

thence S 47° 08' 22" W on or near the centerline of said Tymochtee Creek a distance of 90.50 feet to a point, referenced by a set iron rod situated N 31° 13' 31" E a distance of 100.00 feet;

thence S 31° 13' 31" W on or near the centerline of said Tymochtee Creek a distance of 257.02 feet to the **POINT OF BEGINNING**.

Containing in all 5.078 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 November 2021.

Prior Deed References – OR 38, Page 474

21095-S      Tract 2      Adjoinder only tract



PT: 1 N: 0.0000 E: 0.0000  
N82°09'59"E DIST: 222.99  
PT: 2 N: 30.3928 E: 220.9091  
N89°21'35"E DIST: 344.28  
PT: 3 N: 34.2400 E: 565.1676  
S48°12'54"E DIST: 162.92  
PT: 4 N: -74.3196 E: 686.6489  
S4°57'43"E DIST: 90.92  
PT: 5 N: -164.8989 E: 694.5130  
S45°48'24"W DIST: 119.27  
PT: 6 N: -248.0398 E: 608.9974  
S86°22'42"W DIST: 326.34  
PT: 7 N: -268.6540 E: 283.3091  
S70°27'42"W DIST: 90.52  
PT: 8 N: -298.9273 E: 198.0014  
S47°08'22"W DIST: 90.50  
PT: 9 N: -360.4869 E: 131.6639  
S31°13'31"W DIST: 257.02  
PT: 10 N: -580.2739 E: -1.5764  
N0°09'20"E DIST: 580.27  
PT: 11 N: -0.0060 E: -0.0010

CLOSING BEARING/DISTANCE: N9°05'27"E DIST: 0.0061

MISCLOSURE: N: -0.0060 E: -0.0010

AREA: 5.078 ACRES

REFERENCE SURVEY VOL. D  
PAGE 665 IN THE TAX MAP OFFICE  
"2021"



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**LEGAL DESCRIPTION OF A 9.634 ACRE PARCEL  
FOR THIEL FARMS, LLC**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of said Section 4 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S  $89^{\circ} 25' 43''$  W along the east-west half section line of said Section 4 a distance of 832.52 feet to a point on or near the centerline of Sugar Run passing a set iron rod a distance of 817.52 feet;

thence N  $26^{\circ} 45' 39''$  E on or near the centerline of said Sugar Run a distance of 135.46 feet to a point, referenced by a set iron rod situated S  $81^{\circ} 32' 30''$  E a distance of 30.00 feet;

thence N  $53^{\circ} 50' 21''$  E on or near the centerline of said Sugar Run a distance of 179.17 feet to a point, referenced by a set iron rod situated S  $00^{\circ} 00' 10''$  E a distance of 18.08 feet;

thence N  $78^{\circ} 56' 10''$  E on or near the centerline of said Sugar Run a distance of 359.91 feet to a point, referenced by a set iron rod situated S  $00^{\circ} 00' 04''$  E a distance of 45.12 feet;

thence N  $39^{\circ} 06' 22''$  E on or near the centerline of said Sugar Run a distance of 141.57 feet to a set iron rod;

thence N  $02^{\circ} 49' 19''$  E on or near the centerline of said Sugar Run a distance of 224.98 feet to a point, referenced by a set iron rod situated S  $43^{\circ} 16' 10''$  E a distance of 45.06 feet;

thence N  $37^{\circ} 22' 36''$  W on or near the centerline of said Sugar Run a distance of 24.38 feet to a point on or near the centerline of Tymochtee Creek, referenced by a set iron rod situated N  $52^{\circ} 12' 31''$  E a distance of 64.95 feet;

REFERENCE SURVEY VOL. *D*  
PAGE *665* IN THE TAX MAP OFFICE  
Tract 1 (9.634A) "2021"

thence N 07° 37' 51" W on or near the centerline of said Tymochtee Creek a distance of 239.94 feet to a point, referenced by a set iron rod situated S 54° 26' 35" E a distance of 50.05 feet;

thence N 23° 41' 24" E on or near the centerline of said Tymochtee Creek a distance of 511.64 feet to a point, referenced by a set iron rod situated S 85° 25' 41" E a distance of 45.00 feet;

thence N 09° 27' 31" W on or near the centerline of said Tymochtee Creek a distance of 391.82 feet to a point, referenced by a set iron rod situated S 55° 48' 51" E a distance of 35.05 feet;

thence N 00° 05' 36" W on or near the centerline of said Tymochtee Creek a distance of 207.04 feet to a point, referenced by a set iron rod situated S 74° 31' 00" E a distance of 60.02 feet;

thence N 20° 41' 35" E on or near the centerline of said Tymochtee Creek a distance of 240.36 feet to a point marking the east line of said Section 4, referenced by a set iron rod situated N 73° 25' 55" W a distance of 51.19 feet;

thence S 00° 09' 20" W along the east line of said Section 4 a distance of 2166.10 feet to the **POINT OF BEGINNING**.

Containing in all 9.634 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 July 2021.

Prior Deed References – OR 38, Page 474

21095-S      Tract 1      Adjoinder only



PT: 1 N: 0.0000 E: 0.0000  
S89°25'43"W DIST: 832.52  
PT: 2 N: -8.3023 E: -832.4786  
N26°45'39"E DIST: 135.46  
PT: 3 N: 112.6491 E: -771.4854  
N53°50'21"E DIST: 179.17  
PT: 4 N: 218.3691 E: -626.8300  
N78°56'10"E DIST: 359.91  
PT: 5 N: 287.4371 E: -273.6094  
N39°06'22"E DIST: 141.57  
PT: 6 N: 397.2924 E: -184.3129  
N2°49'19"E DIST: 224.98  
PT: 7 N: 621.9996 E: -173.2366  
N37°22'36"W DIST: 24.38  
PT: 8 N: 641.3735 E: -188.0365  
N7°37'51"W DIST: 239.94  
PT: 9 N: 879.1886 E: -219.8981  
N23°41'24"E DIST: 511.64  
PT: 10 N: 1347.7141 E: -14.3273  
N9°27'31"W DIST: 391.82  
PT: 11 N: 1734.2071 E: -78.7171  
N0°05'36"W DIST: 207.04  
PT: 12 N: 1941.2469 E: -79.0544  
N20°41'35"E DIST: 240.36  
PT: 13 N: 2166.1005 E: 5.8796  
S0°09'20"W DIST: 2166.10  
PT: 14 N: 0.0085 E: -0.0013

CLOSING BEARING/DISTANCE: S8°27'08"E DIST: 0.0086

MISCLOSURE: N: 0.0085 E: -0.0013

AREA: 9.634 ACRES

REFERENCE SURVEY VOL. D  
PAGE 665 IN THE TAX MAP OFFICE

2021

