

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

**LEGAL DESCRIPTION OF A 7.097 ACRE PARCEL
FOR KEKACON, LLC**

Being a parcel of land situated in part of the Southwest Quarter of Section 20, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the intersection of the centerlines of State Route 53 and Tarhe Trail;

thence on an assumed bearing of N 04° 28' 12" E along the centerline of said State Route 53 a distance of 317.10 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by W. & M. Koehler, Trustees and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 41' 28" W along said W. & M. Koehler, Trustees parcel a distance of 1343.52 feet to a set iron rod, passing a set iron rod a distance of 30.08 feet;

thence N 01° 29' 59" E on a line a distance of 161.30 feet to a set iron rod;

thence S 89° 30' 12" E on a line a distance of 139.00 feet to a set iron rod;

thence N 00° 29' 48" E on a line a distance of 78.00 feet to set iron rod;

thence S 89° 30' 12" E on a line a distance of 1218.00 feet to a set MAG nail marking the centerline of said State Highway 53, passing a set iron rod a distance of 1187.93 feet;

thence S 04° 28' 12" W along the centerline of said State Highway 53 a distance of 235.44 feet to the **POINT OF BEGINNING**.

Containing in all 7.097 acres of land, more or less, of which 0.162 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.

REFERENCE SURVEY VOL. *D*
PAGE *666* IN THE TAX MAP OFFICE
Tract 2 (7.097A) "2021"

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

Prior Deed References – OR 222, Page 1960

21050-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°41'28"W DIST: 1343.52
PT: 2 N: 7.2431 E: -1343.5005
N1°29'59"E DIST: 161.30
PT: 3 N: 168.4878 E: -1339.2789
S89°30'12"E DIST: 139.00
PT: 4 N: 167.2829 E: -1200.2841
N0°29'48"E DIST: 78.00
PT: 5 N: 245.2800 E: -1199.6080
S89°30'12"E DIST: 1218.00
PT: 6 N: 234.7219 E: 18.3462
S4°28'12"W DIST: 235.44
PT: 7 N: -0.0020 E: -0.0033

CLOSING BEARING/DISTANCE: N59°13'58"E DIST: 0.0038

MISCLOSURE: N: -0.0020 E: -0.0033

AREA: 7.097 ACRES



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LEGAL DESCRIPTION OF AN INGRESS/EGRESS EASEMENT

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 20, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the intersection of the centerlines of State Route 53 and Tarhe Trail;

thence on an assumed bearing of N 04° 28' 12" E along the centerline of said State Route 53 a distance of 552.54 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 30' 12" W on a line a distance of 1128.41 feet to a point, passing a set iron rod a distance of 30.07 feet;

thence N 00° 29' 48" E on a line a distance of 13.00 feet to a point;

thence N 89° 30' 12" W on a line a distance of 305.65 feet to a point;

thence N 03° 55' 06" E on a line a distance of 16.03 feet to a point;

thence S 89° 30' 12" E on a line a distance of 380.66 feet to a point;

thence N 03° 31' 50" W on a line a distance of 11.03 feet to a set iron rod;

thence S 89° 30' 12" E on a line a distance of 1056.00 feet to a set MAG nail marking the centerline of said State Highway 53, passing a set iron rod a distance of 1025.93 feet;

thence S 04° 28' 12" W along the centerline of said State Highway 53 a distance of 40.10 feet to the **POINT OF BEGINNING**.

Containing in all 1.131 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 August 2021.

Prior Deed References – OR 222, Page 1960

21050-S Easement



PT: 1 N: 0.0000 E: 0.0000
N89°30'12"W DIST: 1128.41
PT: 2 N: 9.7815 E: -1128.3676
N0°29'48"E DIST: 13.00
PT: 3 N: 22.7810 E: -1128.2549
N89°30'12"W DIST: 305.65
PT: 4 N: 25.4305 E: -1433.8934
N3°55'06"E DIST: 16.03
PT: 5 N: 41.4230 E: -1432.7980
S89°30'12"E DIST: 380.66
PT: 6 N: 38.1233 E: -1052.1523
N3°31'50"W DIST: 11.03
PT: 7 N: 49.1324 E: -1052.8316
S89°30'12"E DIST: 1056.00
PT: 8 N: 39.9786 E: 3.1288
S4°28'12"W DIST: 40.10
PT: 9 N: 0.0005 E: 0.0035

CLOSING BEARING/DISTANCE: S81°08'22"W DIST: 0.0035

MISCLOSURE: N: 0.0005 E: 0.0035

AREA: 1.131 ACRES



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**LEGAL DESCRIPTION OF A 3.637 ACRE PARCEL
FOR KEKACON, LLC**

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 20, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the intersection of the centerlines of State Route 53 and Tarhe Trail;

thence on an assumed bearing of N 04° 28' 12" E along the centerline of said State Route 53 a distance of 552.54 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 30' 12" W on a line a distance of 1218.00 feet to a set iron rod, passing a set iron rod a distance of 30.07 feet;

thence S 00° 29' 48" W on a line a distance of 78.00 feet to a set iron rod;

thence N 89° 30' 12" W on a line a distance of 139.00 feet to a set iron rod;

thence S 01° 29' 59" W on a line a distance of 161.30 feet to set iron rod marking the north line of a parcel of land now or formerly owned by W. & M. Koehler, Trustees;

thence N 89° 41' 28" W along the north line of said W. & M. Koehler, Trustees parcel a distance of 77.00 feet to a set iron rod;

thence N 00° 10' 25" W on a line a distance of 172.55 feet to a set iron rod;

thence N 03° 55' 06" E on a line a distance of 298.00 feet to a set iron rod;

thence N 89° 21' 31" E on a line a distance of 354.00 feet to a set iron rod;

thence S 03° 31' 50" E on a line a distance of 198.00 feet to a set iron rod;

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Tract 1 (3.637A) "2021"

thence S 89° 30' 12" E on a line a distance of 1056.00 feet to a set MAG nail marking the centerline of said State Highway 53, passing a set iron rod a distance of 1025.93 feet;

thence S 04° 28' 12" W along the centerline of said State Highway 53 a distance of 40.10 feet to the **POINT OF BEGINNING**.

Containing in all 3.637 acres of land, more or less, of which 0.028 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 August 2021.

Prior Deed References – OR 222, Page 1960

21050-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N89°30'12"W DIST: 1218.00
PT: 2 N: 10.5581 E: -1217.9542
S0°29'48"W DIST: 78.00
PT: 3 N: -67.4390 E: -1218.6304
N89°30'12"W DIST: 139.00
PT: 4 N: -66.2341 E: -1357.6251
S1°29'59"W DIST: 161.30
PT: 5 N: -227.4789 E: -1361.8467
N89°41'28"W DIST: 77.00
PT: 6 N: -227.0637 E: -1438.8456
N0°10'25"W DIST: 172.55
PT: 7 N: -54.5145 E: -1439.3684
N3°55'06"E DIST: 298.00
PT: 8 N: 242.7889 E: -1419.0047
N89°21'31"E DIST: 354.00
PT: 9 N: 246.7516 E: -1065.0269
S3°31'50"E DIST: 198.00
PT: 10 N: 49.1274 E: -1052.8339
S89°30'12"E DIST: 1056.00
PT: 11 N: 39.9736 E: 3.1264
S4°28'12"W DIST: 40.10
PT: 12 N: -0.0044 E: 0.0011

CLOSING BEARING/DISTANCE: N14°18'35"W DIST: 0.0046

MISCLOSURE: N: -0.0044 E: 0.0011

AREA: 3.637 ACRES



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