

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

**LEGAL DESCRIPTION OF A 31.226 ACRE PARCEL
FOR REINHART ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at the northwest corner of said Section 31 and the centerline of County Highway 107, referenced by a found stone situated N 89° 46' 44" W a distance of 0.75 feet;

thence on an assumed bearing of S 89° 46' 44" E along the north line of said Section 31 a distance of 1004.93 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 89° 46' 44" E along the north line of said Section 31 a distance of 858.37 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by Rellco LLC;

thence S 00° 19' 30" W along said Rellco LLC parcel a distance of 1701.26 feet to a found MAG nail marking the former Indian Reservation line and the centerline of County Highway 38, passing a found iron rod a distance of 1681.26 feet;

thence S 89° 49' 20" W along the former Indian Reservation line and the centerline of said County Highway 38 a distance of 517.00 feet to a set MAG nail;

thence N 01° 26' 25" W on a line a distance of 305.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 89° 49' 20" W on a line a distance of 332.00 feet to a set iron rod;

thence N 00° 19' 30" E on a line a distance of 1402.29 feet to the **POINT OF BEGINNING**.

Containing in all 31.226 acres of land, more or less, of which 0.238 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.

(TRACT 3)
(31.226 A)

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" 2021 "

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 271, Page 627; OR 271, Page 636

21134-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
S89°46'44"E DIST: 858.37
PT: 2 N: -3.3125 E: 858.3636
S0°19'30"W DIST: 1701.26
PT: 3 N: -1704.5452 E: 848.7136
S89°49'20"W DIST: 517.00
PT: 4 N: -1706.1493 E: 331.7161
N1°26'25"W DIST: 305.00
PT: 5 N: -1401.2457 E: 324.0499
S89°49'20"W DIST: 332.00
PT: 6 N: -1402.2758 E: -7.9485
N0°19'30"E DIST: 1402.29
PT: 7 N: -0.0084 E: 0.0057

CLOSING BEARING/DISTANCE: N34°13'13"W DIST: 0.0101

MISCLOSURE: N: -0.0084 E: 0.0057

AREA: 31.226 ACRES



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**LEGAL DESCRIPTION OF A 2.366 ACRE PARCEL
FOR REINHART ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the intersection of the west line of said Section 31 and the centerline of the former Indian Reservation line and the intersection of the centerlines of County Highway 38 and County Highway 107;

thence on an assumed bearing of N 89° 49' 20" E along the former Indian Reservation line and the centerline of said County Highway 38 a distance of 1002.36 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 48' 51" E on a line a distance of 304.97 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 89° 49' 20" E on a line a distance of 332.00 feet to a set iron rod;

thence S 01° 26' 25" E on a line a distance of 305.00 feet to a set MAG nail marking the former Indian Reservation line and the centerline of said County Highway 38, passing a set iron rod a distance of 285.00 feet;

thence S 89° 49' 20" W along the former Indian Reservation line and the centerline of said County Highway 38 a distance of 344.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.366 acres of land, more or less, of which 0.158 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 November 2021.

Prior Deed References – OR 271, Page 627; OR 271, Page 636 21134-S

(TRACT 1)
(2.366 A)

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PT: 1 N: 0.0000 E: 0.0000
N0°48'51"E DIST: 304.97
PT: 2 N: 304.9392 E: 4.3334
N89°49'20"E DIST: 332.00
PT: 3 N: 305.9693 E: 336.3318
S1°26'25"E DIST: 305.00
PT: 4 N: 1.0657 E: 343.9980
S89°49'20"W DIST: 344.00
PT: 5 N: -0.0017 E: -0.0003

CLOSING BEARING/DISTANCE: N11°34'50"E DIST: 0.0017

MISCELLANEOUS: N: -0.0017 E: -0.0003

AREA: 2.366 ACRES



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**LEGAL DESCRIPTION OF A 34.900 ACRE PARCEL
FOR REINHART ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at the northwest corner of said Section 31 and the centerline of County Highway 107 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found stone situated N 89° 46' 44" W a distance of 0.75 feet;

thence on an assumed bearing of S 89° 46' 44" E along the north line of said Section 31 a distance of 1004.93 feet to a set iron rod;

thence S 00° 19' 30" W on a line a distance of 1402.29 feet to a set iron rod;

thence S 00° 48' 51" W on a line a distance of 304.97 feet to a set MAG nail marking the former Indian Reservation line and the centerline of County Highway 38, passing a set iron rod a distance of 284.97 feet;

thence S 89° 49' 20" W along the former Indian Reservation line and the centerline of said County Highway 38 a distance of 445.34 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by J. Thomas, Etux.;

thence N 00° 19' 30" E along said J. Thomas, Etux. parcel a distance of 200.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 89° 49' 20" W along said J. Thomas, Etux. parcel a distance of 557.02 feet to a set MAG nail marking the west line of said Section 31 and the centerline of said County Highway 107, passing a set iron rod a distance of 532.02 feet;

thence N 00° 19' 30" E along the west line of said Section 31 and the centerline of said County Highway 107 a distance of 734.59 feet to a found MAG nail;

thence S 89° 40' 30" E on a line a distance of 260.00 feet to a found iron rod, passing a found iron rod a distance of 20.00 feet;

thence N 00° 19' 30" E on a line a distance of 335.00 feet to a found iron rod;

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(34.900 A)

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thence N 89° 40' 30" W on a line a distance of 260.00 feet to a found MAG nail marking the west line of said Section 17 and the centerline of said County Highway 107, passing a found iron rod a distance of 240.00 feet;

thence N 00° 19' 30" E along the west line of said Section 17 and the centerline of said County Highway 107 a distance of 444.63 feet to the **POINT OF BEGINNING**.

Containing in all 34.900 acres of land, more or less, of which 0.746 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 November 2021.

Prior Deed References – OR 271, Page 627; OR 271, Page 636

21134-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S89°46'44"E DIST: 1004.93
PT: 2 N: -3.8781 E: 1004.9225
S0°19'30"W DIST: 1402.29
PT: 3 N: -1406.1456 E: 996.9683
S0°48'51"W DIST: 304.97
PT: 4 N: -1711.0848 E: 992.6349
S89°49'20"W DIST: 445.34
PT: 5 N: -1712.4666 E: 547.2970
N0°19'30"E DIST: 200.00
PT: 6 N: -1512.4698 E: 548.4315
S89°49'20"W DIST: 557.02
PT: 7 N: -1514.1981 E: -8.5858
N0°19'30"E DIST: 734.59
PT: 8 N: -779.6199 E: -4.4190
S89°40'30"E DIST: 260.00
PT: 9 N: -781.0947 E: 255.5768
N0°19'30"E DIST: 335.00
PT: 10 N: -446.1001 E: 257.4770
N89°40'30"W DIST: 260.00
PT: 11 N: -444.6253 E: -2.5188
N0°19'30"E DIST: 444.63
PT: 12 N: -0.0025 E: 0.0033

CLOSING BEARING/DISTANCE: N52°37'25"W DIST: 0.0041

MISCLOSURE: N: -0.0025 E: 0.0033

AREA: 34.900 ACRES



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