

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

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**LEGAL DESCRIPTION OF A 7.412 ACRE PARCEL  
FOR BILS BROTHERS, LLC**

Being a parcel of land situated in part of the Southwest Quarter of Section 30, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 30 and the centerline of County Highway 128;

thence on an assumed bearing of N 00° 01' 45" W along the west line of said Section 30 and the centerline of said County Highway 128 a distance of 35.64 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 89° 40' 52" E a distance of 20.00 feet;

thence continuing N 00° 01' 45" W along the west line of said Section 30 and the centerline of said County Highway 128 a distance of 232.16 feet to a set MAG nail;

thence N 89° 37' 11" E on a line a distance of 1386.43 feet to a set iron rod marking the west line of the east half of the southwest quarter of said Section 30, passing a set iron rod a distance of 20.00 feet;

thence S 00° 00' 10" W along the west line of the east half of the southwest quarter of said Section 30 a distance of 233.65 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by R. Sheaffer, Etux. and Josheaf, LLC;

thence S 89° 40' 52" W along said R. Sheaffer, Etux. and Josheaf, LLC parcel a distance of 1386.29 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1366.29 feet.

Containing in all 7.412 acres of land, more or less, of which 0.107 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 482 IN THE TAX MAP OFFICE

"2023" Tract 3  
7.412 A

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in January 2023.

Prior Deed References – OR 261, Page 353

23003-S      Tract 3



PT: 1 N: 0.0000 E: 0.0000  
N0°01'45"W DIST: 232.1600  
PT: 2 N: 232.1600 E: -0.1182  
N89°37'11"E DIST: 1386.4300  
PT: 3 N: 241.3618 E: 1386.2813  
S0°00'10"W DIST: 233.6500  
PT: 4 N: 7.7118 E: 1386.2700  
S89°40'52"W DIST: 1386.2900  
PT: 5 N: -0.0038 E: 0.0014

CLOSING BEARING/DISTANCE: N20°31'53"W DIST: 0.0041

MISCLOSURE: N: -0.0038 E: 0.0014

AREA: 7.412 ACRES



REFERENCE SURVEY VOL. D  
PAGE 682 IN THE TAX MAP OFFICE  
"2023" Tract 3  
7.412A

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**LEGAL DESCRIPTION OF A 28.121 ACRE PARCEL**  
**FOR BILS BROTHERS, LLC**

Being a parcel of land situated in part of the Southwest Quarter of Section 30, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 30 and the centerline of County Highway 128;

thence on an assumed bearing of N 00° 01' 45" W along the west line of said Section 30 and the centerline of said County Highway 128 a distance of 1008.15 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 89° 26' 58" E a distance of 20.00 feet;

thence continuing N 00° 01' 45" W along the west line of said Section 30 and the centerline of said County Highway 128 a distance of 886.71 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by D. Frey;

thence N 89° 44' 46" E along said D. Frey parcel a distance of 1387.32 feet to a found stone marking the west line of the east half of the southwest quarter of said Section 30, passing a set iron rod a distance of 20.00 feet;

thence S 00° 00' 10" W along the west line of the east half of the southwest quarter of said Section 30 a distance of 879.53 feet to a set iron rod;

thence S 89° 26' 58" W on a line a distance of 1386.87 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1366.87 feet.

Containing in all 28.121 acres of land, more or less, of which 0.407 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 682 IN THE TAX MAP OFFICE

"2023" Tract 1  
28.121 A

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in January 2023.

Prior Deed References – OR 261, Page 353

23003-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N0°01'45"W DIST: 886.7100  
PT: 2 N: 886.7099 E: -0.4514  
N89°44'46"E DIST: 1387.3200  
PT: 3 N: 892.8574 E: 1386.8550  
S0°00'10"W DIST: 879.5300  
PT: 4 N: 13.3274 E: 1386.8124  
S89°26'58"W DIST: 1386.8700  
PT: 5 N: 0.0011 E: 0.0064

CLOSING BEARING/DISTANCE: S80°05'03"W DIST: 0.0065

MISCLOSURE: N: 0.0011 E: 0.0064

AREA: 28.121 ACRES



REFERENCE SURVEY VOL. D  
PAGE 682 IN THE TAX MAP OFFICE  
"2023" Tract 1  
28.121A

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**LEGAL DESCRIPTION OF A 23.633 ACRE PARCEL**  
**FOR BILS BROTHERS, LLC**

Being a parcel of land situated in part of the Southwest Quarter of Section 30, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 30 and the centerline of County Highway 128;

thence on an assumed bearing of N 00° 01' 45" W along the west line of said Section 30 and the centerline of said County Highway 128 a distance of 267.80 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 89° 37' 11" E a distance of 20.00 feet;

thence continuing N 00° 01' 45" W along the west line of said Section 30 and the centerline of said County Highway 128 a distance of 740.35 feet to a set MAG nail;

thence N 89° 26' 58" E on a line a distance of 1386.87 feet to a set iron rod marking the west line of the east half of the southwest quarter of said Section 30, passing a set iron rod a distance of 20.00 feet;

thence S 00° 00' 10" W along the west line of the east half of the southwest quarter of said Section 30 a distance of 744.48 feet to a set iron rod;

thence S 89° 37' 11" W on a line a distance of 1386.43 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1366.43 feet.

Containing in all 23.633 acres of land, more or less, of which 0.340 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 January 2023.

REFERENCE SURVEY VOL. D  
PAGE 682 IN THE TAX MAP OFFICE  
"2023" Tract 2  
23.633A

Prior Deed References – OR 261, Page 353

23003-S      Tract 2





PT: 1 N: 0.0000 E: 0.0000  
N0°01'45"W DIST: 740.3500  
PT: 2 N: 740.3499 E: -0.3769  
N89°26'58"E DIST: 1386.8700  
PT: 3 N: 753.6761 E: 1386.4291  
S0°00'10"W DIST: 744.4800  
PT: 4 N: 9.1961 E: 1386.3930  
S89°37'11"W DIST: 1386.4300  
PT: 5 N: -0.0057 E: -0.0065

CLOSING BEARING/DISTANCE: N48°46'16"E DIST: 0.0086

MISCLOSURE: N: -0.0057 E: -0.0065

AREA: 23.633 ACRES



REFERENCE SURVEY VOL. D  
PAGE 682 IN THE TAX MAP OFFICE  
"2023" Tract 2  
23.633 A