

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

LEGAL DESCRIPTION OF A 30.000 ACRE PARCEL
FOR CRAIG BOWMAN

Being a parcel of land situated in part of the Northwest Quarter of Section 10, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 10 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 43' 20" W along the east-west half section line of said Section 10 a distance of 497.55 feet to a set iron rod;

thence N 00° 13' 28" E on a line a distance of 2628.54 feet to a set MAG nail marking the north line of said Section 10 and the centerline of said Township Highway 42, passing a set iron rod a distance of 2598.54 feet;

thence S 89° 49' 58" E along the north line of said Section 10 and the centerline Township Highway 42 a distance of 497.53 feet to a found stone marking the north quarter post of said Section 10;

thence S 00° 13' 28" W along the north-south half section line of said Section 10 a distance of 2624.68 feet to the **POINT OF BEGINNING**.

Containing in all 30.00 acres of land, more or less, of which 0.343 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.

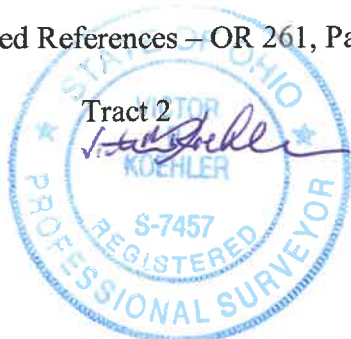
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in November 2024.

Prior Deed References – OR 261, Page 99

24145-S

Tract 2



REFERENCE SURVEY VOL. 1

PAGE 703

Tract 2

IN THE TAX MAP OFFICE

2024

PT: 1 N: 0.0000 E: 0.0000
S89°43'20"W DIST: 497.55
PT: 2 N: -2.4122 E: -497.5442
N0°13'28"E DIST: 2628.54
PT: 3 N: 2626.1077 E: -487.2474
S89°49'58"E DIST: 497.53
PT: 4 N: 2624.6556 E: 10.2805
S0°13'28"W DIST: 2624.68
PT: 5 N: -0.0043 E: -0.0012

CLOSING BEARING/DISTANCE: N15°01'19"E DIST: 0.0044

MISCLOSURE: N: -0.0043 E: -0.0012

AREA: 30.000 ACRES



REFERENCE SURVEY VOL. D

PAGE 713 IN THE TAX MAP OFFICE

Tract 2 2024

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

LEGAL DESCRIPTION OF A 35.678 ACRE PARCEL
FOR CRAIG BOWMAN

Being a parcel of land situated in part of the Northwest Quarter of Section 10, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 10;

thence on an assumed bearing of S 89° 43' 20" W along the east-west half section line of said Section 10 a distance of 497.55 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 89° 43' 20" W along the east-west half section line of said Section 10 a distance of 222.87 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by N. Bash, Trustee;

thence N 00° 17' 13" E along said N. Bash, Trustee parcel a distance of 651.25 feet to a found iron rod marking a corner of said N. Bash, Trustee parcel;

thence N 87° 28' 30" W along said N. Bash, Trustee parcel a distance of 91.41 feet to a found iron rod marking a corner of said N. Bash, Trustee parcel;

thence N 27° 23' 47" W along said N. Bash, Trustee parcel a distance of 119.61 feet to a found iron rod marking a corner of said N. Bash, Trustee parcel;

thence N 50° 55' 26" W along said N. Bash, Trustee parcel a distance of 80.42 feet to a found iron rod marking a corner of said N. Bash, Trustee parcel;

thence N 87° 33' 59" W along said N. Bash, Trustee parcel a distance of 408.92 feet to a found iron rod marking a corner of said N. Bash, Trustee parcel and the west line of the east half of the northwest quarter of said section 10;

thence N 00° 15' 36" E along said N. Bash, Trustee parcel and the west line of the east half of the northwest quarter of said section 10 a distance of 1346.07 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by M. Weir, Etux.;

REFERENCE SURVEY VOL. D

PAGE 703

IN THE TAX MAP OFFICE

2024 Tract 1

thence S 89° 52' 03" E along said M. Weir, Etux., parcel a distance of 372.82 feet to a set iron rod marking a corner of said M. Weir, Etux. parcel;

thence N 01° 08' 11" E along said M. Weir, Etux. parcel a distance of 456.31 feet to a set MAG nail marking the north line of said Section 10 and the centerline of Township Highway 42, passing a set iron rod a distance of 426.31 feet;

thence S 89° 49' 58" E along the north line of said section 10 and the centerline of said Township Highway 42 a distance of 459.27 feet to a set MAG nail;

thence S 00° 13' 28" W on a line a distance of 2628.54 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 30.00 feet.

Containing in all 35.678 acres of land, more or less, of which 0.316 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 2024.

Prior Deed References – OR 261, Page 99

24145-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S89°43'20"W DIST: 222.87
PT: 2 N: -1.0805 E: -222.8674
N0°17'13"E DIST: 651.25
PT: 3 N: 650.1613 E: -219.6059
N87°28'30"W DIST: 91.41
PT: 4 N: 654.1884 E: -310.9271
N27°23'47"W DIST: 119.61
PT: 5 N: 760.3835 E: -365.9649
N50°55'26"W DIST: 80.42
PT: 6 N: 811.0764 E: -428.3957
N87°33'59"W DIST: 408.92
PT: 7 N: 828.4399 E: -836.9469
N0°15'36"E DIST: 1346.07
PT: 8 N: 2174.4960 E: -830.8386
S89°52'03"E DIST: 372.82
PT: 9 N: 2173.6339 E: -458.0196
N1°08'11"E DIST: 456.31
PT: 10 N: 2629.8541 E: -448.9699
S89°49'58"E DIST: 459.27
PT: 11 N: 2628.5137 E: 10.2981
S0°13'28"W DIST: 2628.54
PT: 12 N: -0.0061 E: 0.0014

CLOSING BEARING/DISTANCE: N12°51'54"W DIST: 0.0063

MISCLOSURE: N: -0.0061 E: 0.0014

AREA: 35.678 ACRES



REFERENCE SURVEY VOL. D
PAGE 703 IN THE TAX MAP OFFICE
2024 Tract 1