

LEGAL DESCRIPTION

TRACT B 1.578 ACRES

BEING A PART OF A 3.564-ACRE TRACT OF LAND OWNED BY GAS AMERICA SERVICES, INC. AS DESCRIBED IN DEED BOOK 181, PAGE 261 OF THE WYANDOT COUNTY DEED RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 27, TOWN 2 SOUTH, RANGE 14 EAST, CRANE TOWNSHIP, CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a P.K. nail found at the intersection of the centerline of U.S. Route 30 and the west line of Section 27;

thence, North 72°-00'-00" East, 508.08 feet, along the centerline of said U.S. Route 30 to a PK nail set, witnessed by an iron pin set South 18°-26'-10" East, 50.00 feet, and being the principal place of beginning for the tract herein conveyed;

thence, North 72°-00'-00" East, 29.51 feet, along the centerline of said U.S. Route 30 to a iron pin found on the existing westerly Limited Access Right-of-way line of U.S. Route 23;

thence, South 18°-00'-00" East, 50.00 feet, along the existing westerly Limited Access Right-of-way line of U.S. Route 23 to an iron pin with cap set on the southerly right-of-way line of said U.S. Route 30;

thence, North 72°-00'-00" East, 167.00 feet, along the said Limited Access Right-of-way line of U.S. Route 23 to a iron pin found at the northeast corner of said 3.564-acre tract of land;

thence, South 19°-27'-57" East, 370.22 feet, along the said Limited Access Right-of-way line of U.S. Route 23 to a iron pin found at the southeast corner of said 3.564-acre tract of land, also being on the south line of Section 27;

thence, South 89°-36'-14" West, 213.26 feet, along the south line of said 3.564-acre tract and the south line of said Section 27 to an iron pin with cap set;

thence, North 18°-26'-10" West, 355.61 feet, to the principal place of beginning, passing for reference an iron pin with cap set at 305.61 feet;

Containing 1.578 acres more or less with 0.034 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record.

The bearing of North 72°-00'-00" East is the basis of bearing for the centerline of U.S. Route 30 as described in Deed Book 181, Page 261. Tract B is subject to an ingress/egress easement along said north Limited Access Right-of-way line of said 1.578-acre tract as shown on Plat Volume _____, Page _____ of the Wyandot County Plat Records.

The above description was prepared by Thomas L. Coverstone, Ohio Surveyor Number 7100, based on a survey performed under his direct supervision dated February 1, 2002.

(TRACT B)
(1.578 A)

REFERENCE SURVEY VOL. B
PAGE 13 IN THE TAX MAP OFFICE

WAY-USA-0101LGLB

LEGAL DESCRIPTION

TRACT A 1.986 ACRES

BEING A PART OF A 3.564-ACRE TRACT OF LAND OWNED BY GAS AMERICA SERVICES, INC. AS DESCRIBED IN DEED BOOK 181, PAGE 261 OF THE WYANDOT COUNTY DEED RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 27, TOWN 2 SOUTH, RANGE 14 EAST, CRANE TOWNSHIP, CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a P.K. nail found at the intersection of the centerline of U.S. Route 30 and the west line of Section 27;

thence, North 72°-00'-00" East, 263.32 feet, along the centerline of said U.S. Route 30 to a PK nail set at the northwest corner of said 3.564-acre tract, witnessed by an iron pin set South 04°-14'-00" East, 51.48 feet, and being the principal place of beginning for the tract herein conveyed;

thence, North 72°-00'-00" East, 244.76 feet, along the centerline of said U.S. Route 30 to a PK nail set;

thence, South 18°-26'-10" East, 355.61 feet, to an iron pin with cap set on the south line of said 3.564-acre tract, also being on the south line of Section 27, passing for reference an iron pin with cap set at 50.00 feet;

thence, South 89°-36'-14" West, 325.71 feet, along the south line of said 3.564-acre tract and the south line of said Section 27 to an iron pin with cap set at the southwest corner of same;

thence, North 04°-14'-00" West, 264.70 feet, along the west line of said 3.564-acre tract to the principal place of beginning, passing for reference an iron pin with cap set at 213.22 feet;

Containing 1.986 acres more or less with 0.288 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record.

The bearing of North 72°-00'-00" East is the basis of bearing for the centerline of U.S. Route 30 as described in Deed Book 181, Page 261. Tract A is subject to an ingress/egress easement in the northeast corner of said 1.986-acre tract as shown on Plat Volume _____, Page _____ of the Wyandot County Plat Records.

The above description was prepared by Thomas L. Coverstone, Ohio Surveyor Number 7100, based on a survey performed under his direct supervision dated February 1, 2002.

REFERENCE SURVEY VOL. B
PAGE 93 IN THE TAX MAP OFFICE

(TRACT A)
(1.986 A)