

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351

LEGAL DESCRIPTION OF A 3.2250 ACRE
PARCEL FOR MAXSAM, INC.

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod in a monument box marking the South Quarter Post of said Section;

thence on an assumed bearing of N 00° 33' 28" W along the centerline of County Highway 121 a distance of 766.00 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 726.00 feet;

thence S 89° 08' 20" W a distance of 457.49 feet to a set iron rod, passing a set iron rod a distance of 60.01 feet;

thence N 00° 33' 28" W a distance of 325.48 feet to a point on the low water mark of the Sandusky River, passing a set iron rod 315.48 feet;

thence S 87° 48' 37" E along said low water line a distance of 145.50 feet to a point referenced by a set iron rod situated S 02° 11' 23" W a distance of 3.00 feet;

thence continuing along said low water line S 84° 29' 13" E a distance of 313.91 feet to a drill hole in a concrete bridge deck and located on the centerline of County Highway 121;

thence S 00° 33' 28" E along said centerline a distance of 282.88 feet to the **POINT OF BEGINNING**;

Containing in all 3.2250 acres of land, more or less, of which 0.3843 acres, more or less, is currently contained within the right-of-way of County Highway 121. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in May, 1998.

Prior Deed Reference - Volume 172, Page 86.

98038-S (058)

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**LEGAL DESCRIPTION OF AN
EASEMENT FOR MAXSAM, INC.**

Being an easement over and upon a parcel of land situated in part of the Southwest Quarter of Section 21, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, said easement being further described as follows:

Commencing at a found iron rod in a monument box marking the South Quarter Post of said Section;

thence N 00° 33' 28" W along the centerline of County Highway 121 a distance of 746.00 feet to a point and being the **POINT OF BEGINNING** of a 12 foot wide easement centered on the following described centerline;

thence N 70° 17' 58" W a distance of 44.34 feet to a point;

thence N 31° 17' 52" W a distance of 39.80 feet to a point;

thence N 03° 17' 09" W a distance of 137.27 feet to a point;

thence N 55° 30' 39" W a distance of 49.71 feet to a point;

thence S 88° 27' 21" W a distance of 348.37 feet to a point, said point being the **POINT OF TERMINATION** of said easement.

Bearings are assumed and for angular measurement only.

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in May, 1998.

98038-S (058)