



ENGINEERS • SURVEYORS

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**LEGAL DESCRIPTION FOR KILBOURNE INC.**

**1.293 ACRES**

**CITY OF UPPER SANDUSKY, COUNTY OF WYANDOT, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 14 EAST, CITY OF UPPER SANDUSKY, BEING A 1.293 ACRE TRACT OUT OF AN ORIGINAL 6.23 ACRES CONVEYED TO KILBOURNE INC. OF RECORD IN OFFICIAL RECORD 199, PAGE 105, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A POINT MARKING THE CENTERLINE INTERSECTION OF STATE ROUTE 53 (60 FEET IN WIDTH) AND HIGHLAND PARKWAY (60 FEET IN WIDTH), SAID POINT BEING REFERENCED BY AN IRON PIPE FOUND NORTH 47°23'21" EAST, A DISTANCE OF 44.12 FEET;

THENCE SOUTH 89°19'17" EAST, A DISTANCE OF 295.19 FEET WITH THE CENTERLINE OF SAID HIGHLAND PARKWAY TO A POINT;

THENCE NORTH 00°40'43" EAST, A DISTANCE OF 30.00 FEET OVER AND ACROSS THE RIGHT-OF-WAY OF SAID HIGHLAND PARKWAY TO AN IRON PIN SET IN THE NORTH RIGHT-OF-WAY OF SAID HIGHLAND PARKWAY AND THE SOUTH LINE OF SAID KILBOURNE TRACT, SAID IRON PIN SET MARKING THE POINT OF BEGINNING;

THENCE NORTH 00°40'43" EAST, A DISTANCE OF 209.97 FEET OVER AND ACROSS SAID KILBOURNE TRACT WITH A NEW LINE TO AN IRON PIN SET;

THENCE SOUTH 89°19'17" EAST, A DISTANCE OF 266.34 FEET OVER AND ACROSS SAID KILBOURNE TRACT WITH A NEW LINE TO AN IRON PIN SET ON AN EAST LINE OF SAID KILBOURNE TRACT AND ON A WEST LINE OF A TRACT CONVEYED TO HIGHLAND VILLAGE LIMITED PARTNERSHIP OF RECORD IN DEED BOOK 208, PAGE 323;

THENCE SOUTH 00°19'17" EAST, A DISTANCE OF 210.00 FEET WITH THE EAST LINE OF SAID KILBOURNE TRACT AND THE WEST LINE OF SAID HIGHLAND VILLAGE TRACT TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHLAND PARKWAY AND A SOUTHEAST CORNER OF SAID KILBOURNE TRACT;

THENCE NORTH 89°19'17" WEST, A DISTANCE OF 270.00 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHLAND PARKWAY AND A SOUTH LINE OF SAID KILBOURNE TRACT TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 1.293 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFERY M. ROWE, P.S. PROFESSIONAL SURVEYOR NUMBER 7463, DATED OCTOBER, 2004, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARING SHOWN HEREIN ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: DEED BOOK 199, PAGE 105.