



ENGINEERS • SURVEYORS

1810 E. Mansfield St.  
P.O. Box 325  
Bucyrus, Ohio 44820  
(419) 562-7757  
(419) 562-4717 fax

**2.909 ACRE LEGAL DESCRIPTION  
FOR KILBOURNE INC.  
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 2.909 ACRE TRACT OUT OF A 7.08 ACRE TRACT CONVEYED TO KILBOURNE INC. OF RECORD IN DEED BOOK 172, PAGE 107, AND A 4.937 ACRE TRACT AS CONVEYED TO SAID KILBOURNE INC. OF RECORD IN DEED BOOK 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 PK NAIL SET 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  $47^{\circ}23'21''$  EAST, A DISTANCE OF 44.12 FEET;

THENCE NORTH  $04^{\circ}42'06''$  EAST, A DISTANCE OF 516.07 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 53 TO A PK NAIL SET, BEING REFERENCED BY AN IRON PIN SET NORTH  $89^{\circ}00'49''$  EAST, A DISTANCE OF 30.15';

THENCE NORTH  $89^{\circ}00'49''$  EAST, A DISTANCE OF 30.15 FEET OVER AND ACROSS THE RIGHT-OF-WAY OF SAID STATE ROUTE 53 TO AN IRON PIN SET IN THE EAST RIGHT-OF-WAY OF SAID STATE ROUTE 53 AND THE WEST LINE OF SAID KILBOURNE INC. TRACT, SAID IRON PIN MARKING THE POINT OF BEGINNING;

THENCE NORTH  $04^{\circ}42'06''$  EAST, A DISTANCE OF 196.78 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROUTE 53 AND THE WEST LINE OF SAID KILBOURNE TRACT TO AN IRON PIN SET;

THENCE NORTH  $46^{\circ}21'08''$  EAST, A DISTANCE OF 290.93 FEET WITH THE NORTHWEST LINE OF SAID KILBOURNE TRACT TO AN IRON PIN SET;

THENCE SOUTH  $43^{\circ}40'17''$  EAST, A DISTANCE OF 403.02 FEET OVER AND ACROSS SAID KILBOURNE TRACT WITH A NEW LINE TO AN IRON PIN SET;

THENCE SOUTH  $46^{\circ}19'43''$  WEST, A DISTANCE OF 142.64 FEET OVER AND ACROSS SAID KILBOURNE TRACT WITH A NEW LINE TO AN IRON PIN SET;

THENCE SOUTH  $89^{\circ}00'49''$  WEST, A DISTANCE OF 401.83 FEET OVER AND ACROSS SAID KILBOURNE TRACT WITH A NEW LINE TO AN IRON PIN SET ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROUTE 53 MARKING THE POINT OF BEGINNING, CONTAINING 2.909 ACRES OF LAND, MORE OR LESS OF WHICH 2.904 ACRES IS OUT OF DEED BOOK 172, PAGE 107, AND 0.005 ACRES IS OUT OF DEED BOOK 199, PAGE 105.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF BRETT R. TIEBEN, P.S. PROFESSIONAL SURVEYOR NUMBER 8191, DATED MAY, 2005, 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, DEED BOOK 172, PAGE 107.