

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 16.490 ACRE PARCEL
FOR ADVANCED BIO-DEVELOPMENTS, LLC**

Being a parcel of land situated in part of the Southeast Quarter of Section 21, T-1-S,
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the south line of said Section
21 and the centerline of Township Highway 98, referenced by a set iron rod situated
N 89° 50' 56" E a distance of 20.00 feet;

thence on an assumed bearing of N 01° 28' 21" W along the centerline of Township
Highway 98 a distance of 913.44 feet to a set MAG nail marking the northwest corner of
a parcel of land currently owned by A. E. Baker Living Trust and being the **POINT OF
BEGINNING**, referenced by a set iron rod situated N 87° 29' 02" E a distance of 20.00
feet;

thence continuing N 01° 28' 21" W along said centerline a distance of 1654.66 feet to a
set MAG nail on the southwesterly line of a parcel of land currently owned by CSX
Railroad;

thence S 29° 23' 09" E along the southwesterly line of said CSX Railroad parcel a
distance of 1854.61 feet to a set iron rod on the north line of the aforementioned A. E.
Baker Living Trust parcel, passing a set iron rod a distance of 42.72 feet;

thence S 87° 29' 02" W along the north line of said A. E. Baker Living Trust parcel a
distance of 868.35 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance
of 848.35 feet.

Containing in all 16.490 acres of land, more or less, of which 0.751 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 October, 2006.

Prior Deed Reference – Volume 208, Page 585.

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