

Legal Description

BEING A PARCEL, WHICH HAS ITS ORIGINS IN A PARCEL, CONVEYED IN DEED BOOK 154 AT PAGE 45 AND DEED BOOK 151 AT PAGE 109 WHICH IS SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF JACKSON AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 12 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AND MONUMENT BOX FOUND AT THE WEST QUARTERPOST OF SAID SECTION 3.

THENCE ON AN ASSUMED BEARING OF NORTH 87 DEGREES, 17 MINUTES, 46 SECONDS EAST (THIS BEARING IS ASSUMED AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN THE FIELD) ALONG THE HALF SECTION LINE AND THE CENTERLINE OF COUNTY HIGHWAY 71 FOR A DISTANCE OF 1652.315 FEET TO A 3/4 INCH HEAD BOLT SET [SEE REFERENCE IN LAST CALL], THE PLACE OF BEGINNING.

THENCE NORTH 87 DEGREES, 17 MINUTES, 46 SECONDS EAST ON SAID LINE FOR A DISTANCE OF 792.315 FEET TO A STONE AND MONUMENT BOX FOUND ON THE EAST LINE OF SAID SOUTHWEST QUARTER.

THENCE SOUTH 00 DEGREES 17 MINUTES 15 SECONDS EAST ON SAID HALF SECTION LINE [ALSO BEING SHARLENE R. DICKINSON WEST LINE] FOR A DISTANCE 2654.53 FEET TO POINT ON THE SOUTH SECTION LINE [REFERENCE TO FOLLOW] AND HAVING PASSED THROUGH A HALF INCH IRON PIPE SET WITH CAP 5647 AT 30 FEET.

THENCE SOUTH 86 DEGREES, 57 MINUTES, 34 SECONDS WEST ON SAID LINE FOR DISTANCE OF 35.579 FEET TO A HALF INCH IRON PIPE SET WITH CAP 5647 AS A REFERENCE [ALSO BEING THE HECKATHORN KEYSTONE INHERITANCE TRUST NORTH LINE].

THENCE SOUTH 86 DEGREES, 57 MINUTES, 34 SECONDS WEST ON SAID LINE FOR DISTANCE OF 1193.745 FEET TO A HALF INCH IRON PIPE SET WITH CAP 5647 ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION [ALSO BEING LARRY L. BENNETT EAST LINE].

THENCE NORTH 00 DEGREES 08 MINUTES 38 SECONDS WEST ON SAID LINE FOR A DISTANCE OF 2462.053 FEET TO A HALF INCH IRON PIPE SET WITH CAP 5647 ON THE SOUTH LINE OF THE HAROLD DICKINSON ETUX PARCEL.

THENCE NORTH 87 DEGREES, 17 MINUTES, 46 SECONDS EAST ON SAID LINE FOR DISTANCE OF 430.00 FEET TO A HALF INCH IRON PIPE SET ON THE EAST LINE OF SAID PARCEL.

THENCE NORTH 00 DEGREES 08 MINUTES 38 SECONDS WEST ON SAID LINE FOR A DISTANCE OF 200.00 FEET TO A BOLT SET [AND PASSING THROUGH A HALF INCH IRON PIPE SET WITH CAP 5647 AT 170.00 FEET FOR REFERENCE].

THE PLACE OF BEGINNING AND CONTAINING 72.753 ACRES, WITH 0.546 ACRE IN ROAD RIGHT OF WAY BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AS SURVEYED BY JERRY B. WEININGER, REGISTERED SURVEYOR # 5647 OF 6569 COUNTY HIGHWAY 2, McCUTCHENVILLE, OHIO 44844-0186 IN SEPTEMBER 17, 2012.[PARCEL ACRES BREAKDOWN IS ON PLAT].