

LEGAL DESCRIPTION

Parcel "A"

A parcel of land with prior deed referenced in O.R. 249, Page 2603, located in the NW ¼ of Section 35 and the SW ¼ of Section 26, T3S, R14E, Pitt Township, Wyandot County, Ohio, more particularly described as follows:

BEGINNING at an Existing Monument Box at the intersection of the North line of Section 35 and the centerline of CH 113; thence the following courses:

1. N 89°-55'-43" E on the North line of Section 35, 52.21' to a set #5 Rebar;
2. N 06°-20'-18" E on an outcrop of US 23, 207.50' to a #5 Rebar set on the Southwest line of US 23;
3. S 57°-41'-01" E on the Southwest line of US 23, 292.44' to a #5 Rebar set at a deflection in the Southwest line of US 23;
4. S 45°-48'-38" E on the Southwest line of US 23, 131.08' to a set #5 Rebar;
5. S 37°-27'-16" W, 393.50' to a Mag Nail set on the Centerline of CH 113, passing a set #5 Rebar at 343.67';
6. N 48°-07'-45" W on the centerline of CH 113, 243.03' to an existing Mag Nail at a deflection in the centerline of CH 113, said point being refenced by a set #5 Rebar at S 86°-22'-39" W, 134.99';
7. N 01°-12'-05" E on the centerline of CH 113, 191.61' to the POINT OF BEGINNING.

The above-described parcel of land contains 3.000 acres, more or less, of which 0.718 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey conducted under the direct supervision of Brad J. Core, P.S. #8004 on October 31, 2021. All markers called for above are in place.



REFERENCE SURVEY VOL. C

PAGE 1829 IN THE TAX MAP OFFICE

PARCEL "A" (3.00A)

(2021)

Parcel A Closure Sheet

North: 393203.9982' East: 1765460.8261'

Segment #1 : Line

Course: N89° 55' 43"E Length: 52.21'

North: 393204.0633' East: 1765513.0360'

Segment #2 : Line

Course: N06° 20' 18"E Length: 207.50'

North: 393410.2949' East: 1765535.9439'

Segment #3 : Line

Course: S57° 41' 01"E Length: 292.44'

North: 393253.9582' East: 1765783.0876'

Segment #4 : Line

Course: S45° 48' 38"E Length: 131.08'

North: 393162.5911' East: 1765877.0770'

Segment #5 : Line

Course: S37° 27' 16"W Length: 393.50'

North: 392850.2162' East: 1765637.7777'

Segment #6 : Line

Course: N48° 07' 45"W Length: 243.03'

North: 393012.4274' East: 1765456.8051'

Segment #7 : Line

Course: N01° 12' 05"E Length: 191.61'

North: 393203.9953' East: 1765460.8225'

Perimeter: 1511.37' Area: 3.000acres

Error Closure: 0.0046 Course: S51° 05' 01"W

Error North: -0.00290 East: -0.00359

Precision 1: 328558.70



LEGAL DESCRIPTION Parcel "B"

A parcel of land with prior deed referenced in O.R. 249, Page 2603, located in the NW ¼ of Section 35, T3S, R14E, Pitt Township, Wyandot County, Ohio, more particularly described as follows:

Commencing at an Existing Monument Box at the intersection of the North line of Section 35 and the centerline of CH 113; thence S 01°-12'-05" W on the centerline of CH 113, 191.61' to an existing Mag Nail at a deflection in the centerline of CH 113, said point being refenced by a set #5 Rebar at S 86°-22'-39" W, 134.99'; thence S 48°-07'-45" E on the centerline of CH 113, 243.03' to a Mag Nail set at the POINT OF BEGINNING, thence the following courses:

1. N 37°-27'-16" E, 393.50' to a #5 Rebar set on the Southwest line of US 23, passing a set #5 Rebar at 49.83';
2. S 45°-48'-38" E on the Southwest line of US 23, 758.91' to a #5 Rebar set at a deflection in the Southwest line of US 23;
3. S 47°-23'-22" E on the Southwest line of US 23, 397.15' to a set #5 Rebar;
4. S 76°-56'-53" W; 523.26' to an existing PK Nail on the centerline of CH 113, passing a set #5 Rebar at 473.66';
5. N 37°-56'-04" W on the centerline of CH 113, 175.69' to a Mag Nail set at a deflection in the centerline of CH 113, said point being referenced by a set #5 Rebar at N 49°-53'-09" E, 45.03';
6. N 42°-17'-37" W on the centerline of CH 113, 399.66' to a Mag Nail set at a deflection in the centerline of CH 113, said point being referenced by a set #5 Rebar at N 44°-47'-19" E, 45.06';
7. N 48°-07'-45" W on the centerline of CH 113, 253.89' to the POINT OF BEGINNING.

The above-described parcel of land contains 9.125 acres, more or less, of which 0.887 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey conducted under the direct supervision of Brad J. Core, P.S. #8004 on October 31, 2021. All markers called for above are in place.



REFERENCE SURVEY VOL. C
PAGE 1829 IN THE TAX MAP OFFICE

PARCEL "B"
(9.125A)
(2021)

Parcel B Closure Sheet

North: 392465.2655' East: 1764563.9024'

Segment #1 : Line

Course: N37° 27' 16"E Length: 393.50'

North: 392777.6404' East: 1764803.2018'

Segment #2 : Line

Course: S45° 48' 38"E Length: 758.91'

North: 392248.6551' East: 1765347.3699'

Segment #3 : Line

Course: S47° 23' 22"E Length: 397.15'

North: 391979.7799' East: 1765639.6613'

Segment #4 : Line

Course: S76° 56' 53"W Length: 523.26'

North: 391861.6099' East: 1765129.9193'

Segment #5 : Line

Course: N37° 56' 04"W Length: 175.69'

North: 392000.1792' East: 1765021.9122'

Segment #6 : Line

Course: N42° 17' 37"W Length: 399.66'

North: 392295.8101' East: 1764752.9690'

Segment #7 : Line

Course: N48° 07' 45"W Length: 253.89'

North: 392465.2699' East: 1764563.9095'

Perimeter: 2902.05' Area: 9.125acres

Error Closure: 0.0083 Course: N58° 05' 43"E

Error North: 0.00438 East: 0.00704

Precision 1: 349645.78



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"Parcel B"
(2021)