

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 287.284 ACRE PARCEL
FOR HOPELAND FARMS, INC.**

Being a parcel of land situated in part of Sections 28, 29, 32, & 33, T-2-S,
R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of
Section 33 (South Quarter Post of Section 28);

thence on an assumed bearing of N 88° 33' 23" W along the North Line of Section 33 a
distance of 1286.72 feet to a point on the westerly line of Wood's Addition to the City of
Upper Sandusky and being the **POINT OF BEGINNING**, referenced by a found T-Bar
with metal cap imprinted "Tozzer" situated N 01° 26' 48" E a distance of 2.64 feet;

thence S 01° 26' 48" W along the westerly line extended of said Addition a distance of
1038.48 feet to a set MAG nail on the centerline of United States Route 30, passing a found
iron T-Bar with metal cap imprinted "Tozzer" a distance of 387.17 feet and passing a set
iron rod a distance of 981.72 feet;

thence along said centerline an arc distance of 264.31 feet along a curve to the right, having
a radius of 42971.83 feet, a chord of 264.31 feet and a chord bearing of S 74° 43' 14" W to
a set MAG nail marking ODOT PC Station 27 + 06.30 and referenced by a set iron rod
situated N 15° 43' 12" W a distance of 53.79 feet;

thence S 74° 16' 48" W along said centerline a distance of 398.19 feet to a set MAG nail,
passing a set MAG nail a distance of 335.33 feet;

thence N 01° 37' 30" E a distance of 1016.58 feet to a set iron rod, passing a set iron rod a
distance of 57.55 feet;

thence S 53° 40' 31" W a distance of 471.59 feet to a set iron rod on the top of bank of the
Sandusky River;

thence N 03° 31' 16" W along the top of bank of the Sandusky River a distance of 189.29
feet to a set iron rod;

thence N 14° 28' 36" W along the top of bank of the Sandusky River a distance of 56.37
feet to a set iron rod;

REFERENCE SURVEY VOL. D
PAGE 62 IN THE TAX MAP OFFICE

(287.284A)

thence N 59° 48' 21" W along the top of bank of the Sandusky River a distance of 120.97 feet to a set iron rod;

thence N 66° 01' 23" W along the top of bank of the Sandusky River a distance of 36.35 feet to a set iron rod;

thence S 84° 18' 57" W along the top of bank of the Sandusky River a distance of 105.19 feet to a set iron rod;

thence N 69° 02' 55" W along the top of bank of the Sandusky River a distance of 100.09 feet to a set iron rod;

thence N 73° 19' 19" W along the top of bank of the Sandusky River a distance of 153.49 feet to a set iron rod;

thence N 69° 14' 21" W along the top of bank of the Sandusky River a distance of 31.37 feet to a set iron rod;

thence N 47° 58' 45" W along the top of bank of the Sandusky River a distance of 71.12 feet to a set iron rod;

thence S 79° 38' 31" W along the top of bank of the Sandusky River a distance of 86.30 feet to a set iron rod;

thence N 36° 52' 35" W along the top of bank of the Sandusky River a distance of 71.35 feet to a set iron rod;

thence N 04° 45' 51" E along the top of bank of the Sandusky River a distance of 169.17 feet to a set iron rod;

thence N 10° 38' 01" W along the top of bank of the Sandusky River a distance of 64.96 feet to a set iron rod;

thence N 35° 38' 45" W along the top of bank of the Sandusky River a distance of 81.42 feet to a set iron rod;

thence N 58° 26' 56" W along the top of bank of the Sandusky River a distance of 42.50 feet to a set iron rod;

thence N 81° 28' 57" W along the top of bank of the Sandusky River a distance of 139.69 feet to a set iron rod;

thence S 78° 26' 27" W along the top of bank of the Sandusky River a distance of 96.13 feet to a set iron rod;

thence S 78° 05' 32" W along the top of bank of the Sandusky River a distance of 111.78 feet to a set iron rod;

thence S 85° 14' 16" W along the top of bank of the Sandusky River a distance of 126.16 feet to a set iron rod;

thence N 87° 50' 40" W along the top of bank of the Sandusky River a distance of 68.54 feet to a set iron rod;

thence N 81° 21' 55" W along the top of bank of the Sandusky River a distance of 42.62 feet to a set iron rod;

thence N 60° 38' 03" W along the top of bank of the Sandusky River a distance of 89.42 feet to a set iron rod;

thence N 40° 12' 57" W along the top of bank of the Sandusky River a distance of 69.42 feet to a set iron rod;

thence N 37° 13' 35" W along the top of bank of the Sandusky River a distance of 69.69 feet to a set iron rod;

thence N 19° 40' 32" W along the top of bank of the Sandusky River a distance of 58.22 feet to a set iron rod;

thence N 10° 32' 26" W along the top of bank of the Sandusky River a distance of 60.10 feet to a set iron rod;

thence N 00° 07' 59" E along the top of bank of the Sandusky River a distance of 62.72 feet to a set iron rod;

thence N 02° 48' 31" E along the top of bank of the Sandusky River a distance of 71.27 feet to a set iron rod;

thence N 23° 32' 19" E along the top of bank of the Sandusky River a distance of 77.46 feet to a set iron rod;

thence N 37° 02' 00" E along the top of bank of the Sandusky River a distance of 96.61 feet to a set iron rod;

thence N 37° 39' 25" E along the top of bank of the Sandusky River a distance of 55.82 feet to a set iron rod;

thence N 51° 14' 53" E along the top of bank of the Sandusky River a distance of 71.87 feet to a set iron rod;

thence N 45° 49' 25" E along the top of bank of the Sandusky River a distance of 118.82 feet to a set iron rod;

thence N 41° 48' 07" E along the top of bank of the Sandusky River a distance of 90.46 feet to a set iron rod;

thence N 36° 10' 19" E along the top of bank of the Sandusky River a distance of 87.62 feet to a set iron rod;

thence N 38° 32' 52" E along the top of bank of the Sandusky River a distance of 75.91 feet to a set iron rod;

thence N 39° 09' 39" E along the top of bank of the Sandusky River a distance of 119.99 feet to a set iron rod;

thence N 52° 21' 21" E along the top of bank of the Sandusky River a distance of 121.90 feet to a set iron rod;

thence N 50° 20' 09" E along the top of bank of the Sandusky River a distance of 135.08 feet to a set iron rod;

thence N 51° 13' 26" E along the top of bank of the Sandusky River a distance of 118.21 feet to a set iron rod;

thence N 61° 16' 16" E along the top of bank of the Sandusky River a distance of 118.59 feet to a set iron rod;

thence N 63° 06' 58" E along the top of bank of the Sandusky River a distance of 84.17 feet to a set iron rod;

thence N 68° 21' 34" E along the top of bank of the Sandusky River a distance of 75.15 feet to a set iron rod;

thence N 71° 46' 43" E along the top of bank of the Sandusky River a distance of 54.26 feet to a set iron rod;

thence N 81° 56' 59" E along the top of bank of the Sandusky River a distance of 96.12 feet to a set iron rod;

thence N 72° 22' 00" E along the top of bank of the Sandusky River a distance of 118.98 feet to a set iron rod;

thence N 58° 26' 16" E along the top of bank of the Sandusky River a distance of 188.19 feet to a set iron rod;

thence N 22° 21' 09" E along the top of bank of the Sandusky River a distance of 78.15 feet to a set iron rod;

thence N 08° 02' 07" E along the top of bank of the Sandusky River a distance of 150.69 feet to a set iron rod;

thence N 00° 14' 13" E along the top of bank of the Sandusky River a distance of 107.11 feet to a set iron rod;

thence N 11° 42' 09" W along the top of bank of the Sandusky River a distance of 161.68 feet to a set iron rod;

thence N 38° 19' 29" W along the top of bank of the Sandusky River a distance of 145.22 feet to a set iron rod;

thence N 51° 51' 18" W along the top of bank of the Sandusky River a distance of 97.71 feet to a set iron rod;

thence N 67° 40' 44" W along the top of bank of the Sandusky River a distance of 121.61 feet to a set iron rod;

thence N 82° 21' 19" W along the top of bank of the Sandusky River a distance of 156.57 feet to a set iron rod;

thence S 71° 52' 47" W along the top of bank of the Sandusky River a distance of 170.66 feet to a set iron rod;

thence S 53° 21' 44" W along the top of bank of the Sandusky River a distance of 197.62 feet to a set iron rod;

thence S 65° 30' 13" W along the top of bank of the Sandusky River a distance of 137.66 feet to a set iron rod;

thence S 70° 01' 11" W along the top of bank of the Sandusky River a distance of 222.26 feet to a set iron rod;

thence S 46° 13' 49" W along the top of bank of the Sandusky River a distance of 245.39 feet to a set iron rod;

thence S 58° 08' 03" W along the top of bank of the Sandusky River a distance of 184.60 feet to a set iron rod;

thence S 69° 13' 02" W along the top of bank of the Sandusky River a distance of 146.88 feet to a set iron rod;

thence N 59° 08' 02" W along the top of bank of the Sandusky River a distance of 114.73 feet to a set iron rod;

thence N 33° 28' 04" W along the top of bank of the Sandusky River a distance of 117.91 feet to a set iron rod;

thence N 30° 01' 32" W along the top of bank of the Sandusky River a distance of 353.98 feet to a set iron rod;

thence N 44° 12' 03" W along the top of bank of the Sandusky River a distance of 168.60 feet to a set iron rod;

thence N 45° 26' 48" W along the top of bank of the Sandusky River a distance of 112.07 feet to a set iron rod;

thence N 20° 01' 11" W along the top of bank of the Sandusky River a distance of 145.24 feet to a set iron rod;

thence N 14° 52' 48" W along the top of bank of the Sandusky River a distance of 102.02 feet to a set iron rod;

thence N 12° 25' 46" W along the top of bank of the Sandusky River a distance of 120.19 feet to a set iron rod;

thence N 12° 07' 18" W along the top of bank of the Sandusky River a distance of 147.59 feet to a set iron rod;

thence N 02° 39' 59" W along the top of bank of the Sandusky River a distance of 152.21 feet to a set iron rod;

thence N 05° 15' 49" E along the top of bank of the Sandusky River a distance of 140.67 feet to a set iron rod;

thence N 15° 07' 14" W along the top of bank of the Sandusky River a distance of 164.74 feet to a set iron rod;

thence N 16° 06' 21" W along the top of bank of the Sandusky River a distance of 151.70 feet to a set iron rod;

thence N 23° 51' 58" W along the top of bank of the Sandusky River a distance of 144.86 feet to a set iron rod;

thence N 16° 00' 34" W along the top of bank of the Sandusky River a distance of 159.95 feet to a set iron rod;

thence N 01° 51' 48" W along the top of bank of the Sandusky River a distance of 214.69 feet to a set iron rod;

thence N 00° 19' 56" E along the top of bank of the Sandusky River a distance of 169.44 feet to a set iron rod;

thence N 07° 53' 23" E along the top of bank of the Sandusky River a distance of 249.86 feet to a set iron rod;

thence N 28° 11' 23" E along the top of bank of the Sandusky River a distance of 151.21 feet to a set iron rod;

thence N 42° 45' 34" E along the top of bank of the Sandusky River a distance of 145.44 feet to a set iron rod;

thence N 51° 31' 09" E along the top of bank of the Sandusky River a distance of 127.56 feet to a set iron rod;

thence N 56° 06' 14" E along the top of bank of the Sandusky River a distance of 173.66 feet to a set iron rod;

thence N 62° 48' 35" E along the top of bank of the Sandusky River a distance of 149.25 feet to a set iron rod;

thence N 71° 06' 24" E along the top of bank of the Sandusky River a distance of 145.47 feet to a set iron rod;

thence N 79° 39' 04" E along the top of bank of the Sandusky River a distance of 147.53 feet to a set iron rod;

thence N 88° 59' 34" E along the top of bank of the Sandusky River a distance of 141.61 feet to a set iron rod;

thence S 82° 28' 07" E along the top of bank of the Sandusky River a distance of 70.16 feet to a set iron rod;

thence S 75° 40' 04" E along the top of bank of the Sandusky River a distance of 70.50 feet to a set iron rod;

thence S 69° 13' 44" E along the top of bank of the Sandusky River a distance of 73.06 feet to a set iron rod;

thence S 58° 44' 11" E along the top of bank of the Sandusky River a distance of 133.10 feet to a set iron rod;

thence S 54° 17' 15" E along the top of bank of the Sandusky River a distance of 133.32 feet to a set iron rod;

thence S 49° 31' 42" E along the top of bank of the Sandusky River a distance of 118.11 feet to a set iron rod;

thence S 49° 08' 27" E along the top of bank of the Sandusky River a distance of 105.40 feet to a set iron rod;

thence S 53° 58' 29" E along the top of bank of the Sandusky River a distance of 92.06 feet to a set iron rod;

thence S 47° 37' 08" E along the top of bank of the Sandusky River a distance of 145.01 feet to a set iron rod;

thence S 46° 13' 53" E along the top of bank of the Sandusky River a distance of 182.92 feet to a set iron rod;

thence S 50° 50' 35" E along the top of bank of the Sandusky River a distance of 127.76 feet to a set iron rod;

thence S 50° 58' 30" E along the top of bank of the Sandusky River a distance of 163.92 feet to a set iron rod;

thence S 52° 00' 45" E along the top of bank of the Sandusky River a distance of 180.35 feet to a set iron rod;

thence S 45° 58' 33" E along the top of bank of the Sandusky River a distance of 174.78 feet to a set iron rod;

thence S 43° 42' 44" E along the top of bank of the Sandusky River a distance of 131.27 feet to a set iron rod;

thence S 37° 44' 57" E along the top of bank of the Sandusky River a distance of 221.26 feet to a set iron rod;

thence S 36° 40' 44" E along the top of bank of the Sandusky River a distance of 130.91 feet to a set iron rod;

thence S 38° 33' 02" E along the top of bank of the Sandusky River a distance of 102.93 feet to a set iron rod;

thence S 37° 36' 41" E along the top of bank of the Sandusky River a distance of 135.23 feet to a set iron rod;

thence S 43° 30' 36" E along the top of bank of the Sandusky River a distance of 131.69 feet to a set iron rod;

thence S 46° 30' 55" E along the top of bank of the Sandusky River a distance of 152.94 feet to a set iron rod;

thence S 01° 57' 00" W along the top of bank of the Sandusky River a distance of 55.37 feet to a set iron rod;

thence S 60° 06' 02" E along the top of bank of the Sandusky River a distance of 119.94 feet to a set iron rod;

thence S 74° 06' 28" E along the top of bank of the Sandusky River a distance of 181.38 feet to a set iron rod;

thence S 76° 56' 58" E along the top of bank of the Sandusky River a distance of 103.53 feet to a set iron rod;

thence S 83° 20' 22" E along the top of bank of the Sandusky River a distance of 162.08 feet to a set iron rod marking the northwest corner of Wood's Third Addition to the City of Upper Sandusky;

thence S 00° 05' 14" W along the westerly line of said Addition a distance of 99.90 feet to a found iron pipe;

thence S 01° 02' 14" W along the westerly line of said Addition a distance of 119.88 feet to a found iron pipe;

thence S 01° 52' 13" W a distance of 1130.14 feet to a found iron pipe;

thence S 01° 44' 11" W a distance of 1261.46 feet to a found T-Bar with metal cap imprinted "Tozzer";

thence S 02° 00' 46" W a distance of 537.91 feet to a set iron rod;

thence S 88° 24' 40" E a distance of 20.00 feet to a found T-Bar with metal cap imprinted "Tozzer" on the westerly line of Wood's Addition to the City of Upper Sandusky;

thence S 02° 01' 08" W along said line a distance of 20.00 feet to found T-Bar with metal cap imprinted "Tozzer";

thence S 01° 26' 48" W along said line a distance of 2.64 feet to the **POINT OF BEGINNING**.

Containing in all 287.284 acres of land, more or less, of which 0.832 acre, more or less, is currently contained within the right-of-way of United States Route 30. 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December, 1998.

Prior Deed Reference – Volume 134, Page 227.

98166-S (335)

**VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388**

**LEGAL DESCRIPTION OF A 14.765 ACRE PARCEL
FOR NEW HAVEN INVESTMENT, LLC**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of Section 33 (South Quarter Post of Section 28);

thence on an assumed bearing of N 88° 33' 23" W along the North Line of Section 33 a distance of 1286.72 feet to a point on the westerly line of Wood's Addition to the City of Upper Sandusky and being the **POINT OF BEGINNING**, referenced by a found T-Bar with metal cap imprinted "Tozzer" situated N 01° 26' 48" E a distance of 2.64 feet;

thence S 01° 26' 48" W along the westerly line extended of said Addition a distance of 1038.48 feet to a set MAG nail on the centerline of United States Route 30, passing a found iron T-Bar with metal cap imprinted "Tozzer" a distance of 387.17 feet and passing a set iron rod a distance of 981.72 feet;

thence along said centerline an arc distance of 264.31 feet along a curve to the right, having a radius of 42971.83 feet, a chord of 264.31 feet and a chord bearing of S 74° 43' 14" W to a set MAG nail marking ODOT PC Station 27 + 06.30 and referenced by a set iron rod situated N 15° 43' 12" W a distance of 53.79 feet;

thence S 74° 16' 48" W along said centerline a distance of 335.33 feet to a set MAG nail;

thence N 01° 37' 30" E a distance of 1213.49 feet to a set iron rod on the north line of said Section, passing a set iron rod a distance of 57.35 feet;

thence S 88° 33' 23" E along the north line of said Section a distance of 569.74 feet to the **POINT OF BEGINNING**.

Containing in all 14.765 acres of land, more or less, of which 0.753 acre, more or less, is currently contained within the right-of-way of United States Route 30. 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December, 1998.

Prior Deed Reference – Volume 134, Page 227.

98166-S (335)

Hopeland - 14.65 ac.

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 1.822 ACRE PARCEL
FOR HOPELAND FARMS, INC.**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, and the Southwest Quarter of Section 28, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of Section 33 (South Quarter Post of Section 28);

thence on an assumed bearing of N 88° 33' 23" W along the North Line of Section 33 a distance of 1856.46 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence S 01° 37' 30" W a distance of 1213.49 feet to a set MAG nail on the centerline of United States Route 30, passing a set iron rod a distance of 1156.14 feet;

thence along said centerline a distance of 62.86 feet to a set MAG nail;

thence N 01° 37' 30" E a distance of 1332.04 feet to a set iron rod, passing set iron rods a distance of 57.55 feet, 1016.58 feet and 1232.04 feet respectively;

thence S 88° 33' 23" E a distance of 60.00 feet to a set iron rod;

thence S 01° 37' 30" W a distance of 100.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.822 acres of land, more or less, of which 0.079 acre, more or less, is currently contained within the right-of-way of United States Route 30. 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December, 1998.

Prior Deed Reference – Volume 134, Page 227.

98166-S (335)

REFERENCE SURVEY VOL. 10
PAGE 62 IN THE TAX MAP OFFICE

Hopeland - Future Street

(1.822 A)

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

LEGAL DESCRIPTION OF A 14.765 ACRE PARCEL
FOR HOPELAND FARMS, INC.

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of Section 33 (South Quarter Post of Section 28);

thence on an assumed bearing of N 88° 33' 23" W along the North Line of Section 33 a distance of 1286.72 feet to a point on the westerly line of Wood's Addition to the City of Upper Sandusky and being the **POINT OF BEGINNING**, referenced by a found T-Bar with metal cap imprinted "Tozzer" situated N 01° 26' 48" E a distance of 2.64 feet;

thence S 01° 26' 48" W along the westerly line extended of said Addition a distance of 1038.48 feet to a set MAG nail on the centerline of United States Route 30, passing a found iron T-Bar with metal cap imprinted "Tozzer" a distance of 387.17 feet and passing a set iron rod a distance of 981.72 feet;

thence along said centerline an arc distance of 264.31 feet along a curve to the right, having a radius of 42971.83 feet, a chord of 264.31 feet and a chord bearing of S 74° 43' 14" W to a set MAG nail marking ODOT PC Station 27 + 06.30 and referenced by a set iron rod situated N 15° 43' 12" W a distance of 53.79 feet;

thence S 74° 16' 48" W along said centerline a distance of 335.33 feet to a set MAG nail;

thence N 01° 37' 30" E a distance of 1213.49 feet to a set iron rod on the north line of said Section, passing a set iron rod a distance of 57.35 feet;

thence N 88° 33' 23" W along the north line of said Section a distance of 569.74 feet to the **POINT OF BEGINNING**.

Containing in all 14.765 acres of land, more or less, of which 0.753 acre, more or less, is currently contained within the right-of-way of United States Route 30. 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December, 1998.

Prior Deed Reference – Volume 134, Page 227.

98166-S (335)

Hopeland - 14.65 ac.