

HANK AND ASSOCIATES, INC.



ENGINEERING ~ SURVEYING



Daniel J. Nichols, P.S.

James G. Homan, Jr., P.S.

137 South Washington Street • Tiffin, Ohio 44883
Telephone: (419) 447-4300 • Facsimile: (419) 447-2076

PARCEL #3 LEGAL DESCRIPTION

Being a parcel of land situated in the Southeast Quarter of Section 18, Crawford Township, Township-1-South, Range-13-East, Wyandot County, Ohio, described as follows:

BEGINNING at a found railroad spike marking the Southeast Corner of said Section 18 and the centerline intersection of County Road 96 and Township Road 20 referenced by a set iron rod at N 44° 59' 14" W forty-two and forty-four hundredths (42.44) feet;

thence **N 89° 58' 26" W** seven hundred twelve and ninety hundredths (712.90) feet along the southerly line of Section 18 and the centerline of Township Road 20 to a set nail marking the easterly right-of-way of the Wheeling and Lake Erie Railroad referenced by a found iron rod at N 54° 30' 07" E fifty-one and sixty-three hundredths (51.63) feet;

thence **N 54° 30' 07" E** eight hundred seventy-five and sixty-five hundredths (875.65) feet along said railroad right-of-way to a found railroad spike marking the easterly line of Section 18 and the centerline of County Highway 96, passing a set iron rod at eight hundred thirty-eight and eighty-one hundredths (838.81) feet marking the westerly right-of-way of said road;

thence **S 00° 00' 00" W** five hundred eight and seventy-nine hundredths (508.79) feet along said section line and said centerline to **THE POINT OF BEGINNING**.

Containing in all, **4.163 acres** of land, more or less, of which 0.798 acres is currently contained in the road right-of-way, subject to all legal highways and easements.

The bearing of County Highway 96 is assumed S 00° 00' 00" W.

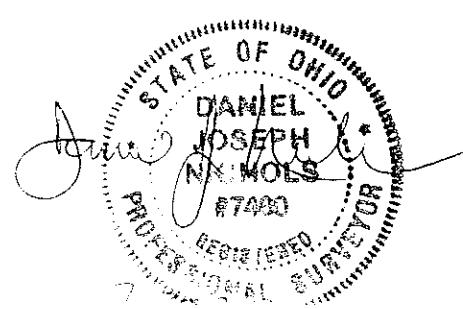
Bearings are assumed and for angular measurement only.

All iron rods set are 5/8" diameter by 30" length with personalized caps marked HANK AND ASSOC. Driven flush.

This 4.163 acre legal description is based upon an actual field survey done by Daniel J. Nichols, P.S. #7460, Hank and Associates, Inc. 137 South Washington Street, Tiffin, Ohio 44883, in June, 2003.

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REFERENCE SURVEY VOL D
PAGE 200 IN THE TAX MAP OFFICE



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PARCEL #1 LEGAL DESCRIPTION

Being a parcel of land situated in the Northeast Quarter of Section 18, Crawford Township, Township-1-South, Range-13-East, Wyandot County, Ohio, described as follows:

Commencing at a found nail marking the centerline intersection of County Highway 96 and State Route 568 referenced by a found iron rod at S 00° 36' 11" E thirty-one and forty-four hundredths (31.44) feet marking the southerly right-of-way of said road;

thence S 88° 35' 51" E five hundred ten and fourteen hundredths (510.14) feet along the centerline of State Route 568 to a set nail, **THE POINT OF BEGINNING** referenced by a found iron rod at S 01° 37' 53" W thirty and zero hundredths (30.00) feet marking the southerly right-of-way of said road;

thence **S 88° 35' 51" E** one hundred seventy-five and zero hundredths (**175.00**) feet along said centerline to a set nail referenced by a set iron rod at S 00° 37' 09" W thirty and zero hundredths (30.00) feet marking the southerly right-of-way of said road;

thence **S 00° 37' 09" W** three hundred forty-eight and zero hundredths (**348.00**) feet to a set iron rod;

thence **S 88° 49' 57" W** one hundred sixteen and thirty-nine hundredths (**116.39**) feet to a set iron rod;

thence **N 02° 14' 09" W** one hundred five and six hundredths (**105.06**) feet to a set iron rod;

thence **N 88° 41' 28" W** fifty-seven and eighty-one hundredths (**57.81**) feet to a set iron rod;

thence **N 01° 37' 53" E** two hundred forty-eight and forty-four hundredths (**248.44**) feet to **THE POINT OF BEGINNING**.

Containing in all, **1.290 acres** of land, more or less, of which 0.121 acres is currently contained in the road right-of-way, subject to all legal highways and easements.

The bearing of County Highway 96 is assumed S 00° 00' 00" W.

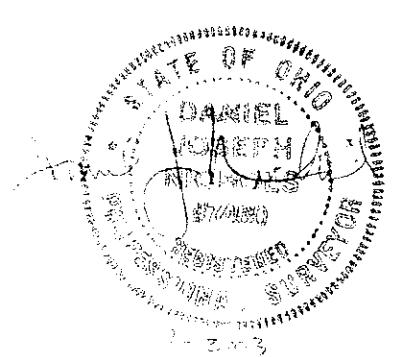
Bearings are assumed and for angular measurement only.

All iron rods set are 5/8" diameter by 30" length with personalized caps marked HANK AND

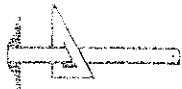
ASSOC. Driven flush.

This 1.290 acre legal description is based upon an actual field survey done by Daniel J. Nichols, P.S.
#7460, Hank and Associates, Inc. 137 South Washington Street, Tiffin, Ohio 44883, in June, 2003.

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P A R C E L # 2 LEGAL DESCRIPTION

Being a parcel of land situated in the Northeast Quarter and Southeast Quarter of Section 18, Crawford Township, Township-1-South, Range-13-East, Wyandot County, Ohio, described as follows:

BEGINNING at a found nail marking the East Quarter Post of Section 18 and the centerline of County Highway 96 referenced by a set iron rod at N 88° 54' 14" W thirty and zero hundredths (30.00) feet;

thence **S 00° 00' 00" W** two hundred thirty-three and sixteen hundredths (**233.16**) feet along the easterly line of Section 18 and the centerline of County Road 96 to a set nail marking the northeasterly corner of a 0.81 acre parcel of land now or formerly owned by James M. Walter as described in Wyandot County Deed Volume 176, Page 72, referenced by a set iron rod at N 90° 00' 00" W thirty and zero hundredths (30.00) feet marking the westerly right-of-way of said road;

thence **N 90° 00' 00" W** one hundred seventy-five and zero hundredths (**175.00**) feet along said Walter's northerly line to a set iron rod marking the northwesterly corner thereof;

thence **S 00° 00' 00" W** two hundred and zero hundredths (**200.00**) feet along said Walter's westerly line to a set iron rod marking the southwesterly corner thereof;

thence **S 90° 00' 00" E** one hundred seventy-five and zero hundredths (**175.00**) feet to a set nail marking the easterly line of Section 18 and the centerline of County Highway 96, passing a set iron rod at one hundred forty-five and zero hundredths (145.00) feet marking the westerly right-of-way of said road;

thence **S 00° 00' 00" W** one thousand five hundred seventy-four and forty-three hundredths (**1574.43**) feet along said section line and said centerline to a found railroad spike marking the northerly right-of-way of the Wheeling and Lake Erie Railroad referenced by a set iron rod at S 54° 30' 07" W thirty-six and eighty-four hundredths (36.84) feet marking the westerly right-of-way of said road;

thence **S 54° 30' 07" W** one thousand two and forty-nine hundredths (**1002.49**) feet along said railroad right-of-way to a set nail marking the southerly line of Section 18 and the centerline of Township Highway 20, passing a found iron rod at nine hundred fifty and eighty-six hundredths (950.86) feet marking the northerly right-of-way of said road;

thence **N 89° 58' 26" W** five hundred eight and twenty-four hundredths (**508.24**) feet along said section line and said centerline to a set nail marking the southeasterly corner of a 47.50 acre parcel of land now or formerly owned by Clover Blossom as described in Wyandot County Deed Volume 200, Page 156, referenced by a set iron rod at **N 00° 02' 14" W** thirty and zero hundredths (30.00) feet marking the northerly right-of-way of said road;

thence **N 00° 02' 14" W** two thousand six hundred fourteen and eighty-five hundredths (**2614.85**) feet along said Clover Blossom's easterly line to a found wood post marking the East-West Quarter Section line of Section 18, referenced by a set iron rod on the southerly side of said wood post;

thence **N 00° 36' 11" W** three hundred ten and twenty-five hundredths (**310.25**) feet along said Clover Blossom's easterly line to a found iron rod marking the southwesterly corner of a 1 1/4 acre parcel of land now or formerly owned by Paul A. and Jeanne Y. Burson as described in Wyandot County Deed Volume 130, Page 237;

thence **S 88° 35' 51" E** one hundred sixty and zero hundredths (**160.00**) feet along said Burson's southerly line to a set iron rod marking the southeasterly corner thereof;

thence **N 00° 02' 45" E** three hundred forty-four and seventy-three hundredths (**344.73**) feet along said Burson's easterly line to a set nail marking the centerline of State Route 568, passing a set iron rod at three hundred nine and seventy-three hundredths (309.73) feet;

thence **S 88° 35' 51" E** three hundred fifty and fourteen hundredths (**350.14**) feet to a set nail referenced by a set iron rod at **S 01° 37' 53" W** thirty and zero hundredths (30.00) feet marking the southerly right-of-way of said road;

thence **S 01° 37' 53" W** two hundred forty-eight and forty-four hundredths (**248.44**) feet to a set iron rod;

thence **S 88° 41' 28" E** fifty-seven and eighty-one hundredths (**57.81**) feet to a set iron rod;

thence **S 02° 14' 09" E** one hundred five and six hundredths (**105.06**) feet to a set iron rod;

thence **N 88° 49' 57" E** one hundred sixteen and thirty-nine hundredths (**116.39**) feet to a set iron rod;

thence **N 00° 37' 09" E** three hundred forty-eight and zero hundredths (**348.00**) feet to a set nail passing a set iron rod at three hundred eighteen and zero hundredths (318.00) feet marking the southerly right-of-way of said road;

thence **S 88° 25' 19" E** four hundred eighty-six and eighty-two hundredths (**486.82**) feet along said centerline to a found nail marking the beginning of a curve with a radius of 1200.00 feet and a central angle **07° 16' 18"** referenced by a set iron rod at **S 61° 38' 25" E** seventy-one and seventeen hundredths (71.17) feet;

thence along said centerline curve with a chord bearing of **S 84° 35' 29" E** and a chord distance of one hundred fifty-two and twenty hundredths (**152.20**) feet to a found nail marking the centerline intersection of State Route 568 and County Highway 96 and also marking the easterly line of Section 18 referenced by a set iron rod at **S 78° 27' 07" W** ninety and sixty-two hundredths (90.62) feet;

thence **S 00° 32' 30" E** six hundred thirty-five and eighty-four hundredths (**635.84**) feet along said section line and said centerline to **THE POINT OF BEGINNING**.

Containing in all, **90.154 acres** of land, more or less, of which 2.721 acres is currently contained in the road right-of-way, subject to all legal highways and easements.

17.238 acres in the Northeast Quarter, 72.916 acres in the Southeast Quarter.

The bearing of County Highway 96 is assumed **S 00° 00' 00" W**.

Bearings are assumed and for angular measurement only.

All iron rods set are **5/8" diameter by 30" length** with personalized caps marked **HANK AND ASSOC.** Driven flush.

This 90.154 acre legal description is based upon an actual field survey done by Daniel J. Nichols, P.S. #7460, Hank and Associates, Inc. 137 South Washington Street, Tiffin, Ohio 44883, in June, 2003.

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