

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 28.481 ACRE PARCEL
FOR B. TIVENAN / B. MILLER**

Being a parcel of land situated in part of the Southwest Quarter of Section 36, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod in a monument box marking the west quarter post of said Section 36;

thence on an assumed bearing of S 89° 52' 50" E along the east-west half section line a distance of 256.26 feet to a set MAG nail on the easterly limited access right-of-way line of U. S. Route 23 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 00° 08' 00" E a distance of 67.75 feet;

thence continuing S 89° 52' 50" E along said half section line a distance of 1066.89 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by C. Culver, et al;

thence S 00° 00' 08" W along the west line of said Culver parcel a distance of 1593.02 feet to a set iron rod on the easterly limited access right-of-way line of U. S. Route 23;

thence N 47° 19' 36" W along said limited access right-of-way line a distance of 244.80 feet to a set iron rod;

thence N 50° 54' 03" W along said limited access right-of-way line a distance of 400.78 feet to a set iron rod;

thence N 45° 53' 33" W along said limited access right-of-way line a distance of 400.13 feet to a set iron rod;

thence N 39° 21' 18" W along said limited access right-of-way line a distance of 504.88 feet to a set iron rod;

thence N 25° 31' 23" W along said limited access right-of-way line a distance of 430.81 feet to a set iron rod;

thence N 42° 40' 32" E along said limited access right-of-way line a distance of 55.00 feet to a set iron rod;

thence N 86° 35' 44" E along said limited access right-of-way line a distance of 180.46 feet to a set iron rod;

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(TRACT 3) (28.481 A)

thence N 00° 08' 00" W along said limited access right-of-way line a distance of 67.75 feet to the **POINT OF BEGINNING**.

Containing in all 28.481 acres of land, more or less, of which 0.765 acres, 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 August, 2007.

Prior Deed Reference – OR Volume 175, Page 130; OR Volume 177, Page 81.

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Tract 3

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 10.569 ACRE PARCEL
FOR B. TIVENAN / B. MILLER**

Being a parcel of land situated in part of the Southeast Quarter of Section 35, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerlines of County Highway 113 and Township Highway 126, referenced by a found iron rod situated S 89° 08' 01" W a distance of 85.83 feet;

thence on an assumed bearing of N 59° 14' 48" W along the centerline of County Highway 113 a distance of 1899.32 feet to a found MAG nail referenced by a found iron rod situated S 30° 45' 12" W a distance of 45.00 feet, said MAG nail at T. S. Station 188+31.12 marking the beginning of a spiral curve having the following criteria:

$$\Delta = 21^\circ 57' 36''$$

$$R_c = 1145.92'$$

$$L_s = 200.00'$$

$$T_s = 321.79'$$

$$L_c = 239.20'$$

$$E_s = 22.83'$$

thence northeasterly along said curve and the centerline of County Highway 113 a distance of 13.09 feet (chord = N 59° 01' 40" W, 13.08 feet) to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 31° 27' 56" E a distance of 40.81 feet;

thence northwesterly along said curve and the centerline of County Highway 113 a distance of 186.91 feet (chord = N 57° 27' 46" W, 186.06 feet) to a found MAG nail referenced by a found iron rod situated S 35° 45' 12" W a distance of 45.54 feet, said MAG nail at S. C. Station 190+31.12;

thence northwesterly along said curve and the centerline of County Highway 113 a distance of 239.20 (chord = N 48° 16' 00" W, 238.77 feet) to a found MAG nail referenced by a found iron rod situated S 47° 42' 48" W a distance of 67.81 feet, said MAG nail at C. S. Station 192+68.79;

thence northwesterly along said curve and the centerline of County Highway 113 a distance of 185.49 feet (chord = N 39° 04' 08" W, 184.63 feet) to a set MAG nail marking the southwest corner of a parcel of land currently owned by I. V. Harrold, et al;

thence N 81° 16' 12" E along the south line of said Harrold parcel a distance of 450.58 feet to a set iron rod marking the southeast corner of said Harrold parcel, passing a set iron rod for reference a distance of 75.31 feet;

thence N 03° 04' 42" W along the east line of said Harrold parcel a distance of 283.92 feet to a set iron rod on the westerly limited access right-of-way line of U. S. Route 23;

thence S 81° 46' 34" E along said limited access right-of-way line a distance of 245.37 feet to a set iron rod;

thence S 29° 52' 38" E along said limited access right-of-way line a distance of 183.44 feet to a set iron rod;

thence S 61° 21' 39" E along said limited access right-of-way line a distance of 103.08 feet to a set iron rod;

thence S 81° 20' 38" E along said limited access right-of-way line a distance of 482.60 feet to a set iron rod;

thence S 52° 28' 02" E along said limited access right-of-way line a distance of 212.00 feet to a set iron rod;

thence S 78° 09' 42" W a distance of 620.00 feet to a set iron rod;

thence N 86° 44' 43" W a distance of 320.00 feet to a set iron rod;

thence S 31° 27' 56" W a distance of 234.34 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 193.53 feet;

Containing in all 10.569 acres of land, more or less, of which 0.700 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 August, 2007.

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Tract 1

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 38.180 ACRE PARCEL
FOR B. TIVENAN / B. MILLER**

Being a parcel of land situated in part of the Southwest Quarter of Section 36 and the Southeast Quarter of Section 35, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerlines of County Highway 113 and Township Highway 126 and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 89° 08' 01" W a distance of 85.83 feet;

thence on an assumed bearing of N 59° 14' 48" W along the centerline of County Highway 113 a distance of 1899.32 feet to a found MAG nail referenced by a found iron rod situated S 30° 45' 12" W a distance of 45.00 feet, said MAG nail at T. S. Station 188+31.12 marking the beginning of a spiral curve having the following criteria:

Delta = 21° 57' 36"
Rc = 1145.92'
Ls = 200.00'
Ts = 321.79'
Lc = 239.20'
Es = 22.83'

thence northeasterly along said curve and the centerline of County Highway 113 a distance of 13.09 feet (chord = N 59° 01' 40" W, 13.08 feet) to a set MAG nail;

thence N 31° 27' 56" E a distance of 234.34 feet to a set iron rod, passing a set iron rod for reference a distance of 40.81 feet;

thence S 86° 44' 43" E a distance of 320.00 feet to a set iron rod;

thence N 78° 09' 42" E a distance of 620.00 feet to a set iron rod on the westerly limited access right-of-way line of U. S. Route 23;

thence S 52° 28' 02" E along said limited access right-of-way line a distance of 290.02 feet to a set iron rod;

thence S 45° 53' 33" E along said limited access right-of-way line a distance of 600.19 feet to a set iron rod;

thence S 47° 19' 28" E along said limited access right-of-way line a distance of 400.00 feet to a set iron rod;

thence S 49° 28' 19" E along said limited access right-of-way line a distance of 400.28 feet to a set iron rod;

thence S 45° 53' 33" E along said limited access right-of-way line a distance of 200.06 feet to a set iron rod;

thence S 47° 19' 28" E along said limited access right-of-way line a distance of 279.90 feet to a point on the east line of the west half of the southwest quarter if said Section 36, referenced by a found iron rod situated S 48° 29' 18" E a distance of 1.23 feet;

thence S 00° 00' 08" W along said line a distance of 433.25 feet to a point on the centerline of County Highway 113, referenced by a found iron rod situated N 00° 39' 59" E a distance of 34.64 feet;

thence N 59° 20' 13" W along said centerline a distance of 1178.63 feet to the **POINT OF BEGINNING**.

Containing in all 38.180 acres of land, more or less, of which 2.904 acres, 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 August, 2007.

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Tract 2