

**PARCEL 3**  
**LEGAL DESCRIPTION**

Being a parcel of land situated in the southwest quarter of Section 27, Tymochtee Township, Township-1-South, Range-14-East, Wyandot County, Ohio, described as follows:

Commencing at the intersection of the centerline Township Highway 36 (as shown in Wyandot County Survey Volume 5, page 29) and the north-south quarter section line of said Section 27 from which a found  $\frac{1}{2}$ " diameter iron pipe for reference bears N 89° 15' 30" E 0.56 feet, said point of beginning marking the southeasterly corner of a 1.25 acre parcel of land now or formerly owned by Emery L. and Geraldine Walton as described in Wyandot County Official Record Volume 164, page 550;

thence S 89° 15' 30" W sixteen and thirty hundredths (16.30) feet along the centerline of Township Highway 36 and the southerly line of said Walton's 1.25 acre parcel to a found railroad spike marking a southwesterly corner thereof and the southerly extension of the easterly line of a 0.27 acre parcel of land now or formerly owned by Emery L. and Geraldine Walton as described in Wyandot County Official Record Volume 190, page 1032;

thence N 00° 00' 27" W fourteen and zero hundredths (14.00) feet along said extension of Walton's 0.27 acre parcel to a set iron rod marking the southeasterly corner of said Walton's 0.27 acre parcel,  
**THE POINT OF BEGINNING;**

thence S 89° 15' 30" W one hundred and zero hundredths (100.00) feet along the southerly line of said Walton's 0.27 acre parcel to a set iron rod marking the southwesterly corner thereof;

thence N 00° 00' 27" W one hundred fifteen and fifty-three hundredths (115.53) feet along the westerly line of said Walton's 0.27 acre parcel to a found  $\frac{1}{2}$ " diameter iron pipe marking the northwesterly corner thereof and the southerly line of said Walton's 1.27 acre parcel;

thence N 89° 28' 11" E one hundred and zero hundredths (100.00) feet along the northerly line of said Walton's 0.27 acre parcel and a southerly line of said Walton's 1.25 acre parcel to a found  $\frac{1}{2}$ " diameter iron pipe marking the northeasterly corner of said Walton's 0.27 acre parcel and a westerly line of said Walton's 1.25 acre parcel;

thence S 00° 00' 27" E one hundred fifteen and sixteen hundredths (115.16) feet along the easterly line of said Walton's 0.27 acre parcel and a westerly line of said Walton's 1.25 acre parcel to **THE POINT OF BEGINNING.**

Containing in all, 0.265 acres of land, more or less, subject to all legal highways and easements. There are 0.037 acres of the 0.265 acre parcel in the road right-of-way.

The 0.265 acre parcel is a retracement survey of an existing parcel of land as described in Wyandot County Official Record Volume 190, page 1032.

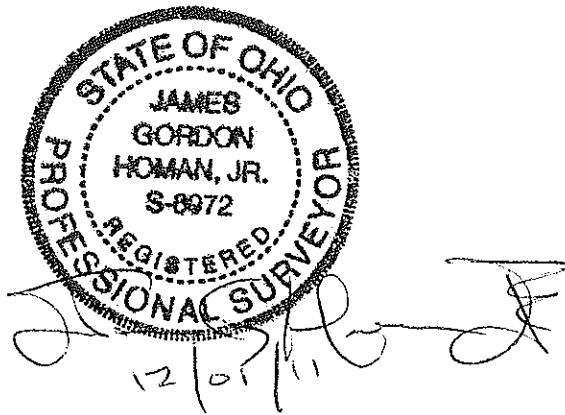
The bearing of the north-south quarter section line is assumed S 00° 36' 08" E.

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 0.265 acre legal description is based on an actual field survey done by James G. Homan, Jr., P.S. #6972, HANK and Associates, Inc., 137 South Washington Street, Tiffin, Ohio in April-May and November, 2011.

20101097par3.leg



**PARCEL 1**  
**LEGAL DESCRIPTION**

Being a parcel of land situated in the northwest quarter and the southwest quarter of Section 27, Tymochtee Township, Township-1-South, Range-14-East, Wyandot County, Ohio, described as follows:

Commencing at a found nail marking the intersection of the centerline of Township Highway 30 and County Highway 37 from which a found 5/8" diameter iron rod for reference bears S 59° 30' 56" W 60.00 feet;

thence S 34° 30' 38" W two thousand two hundred seventy-eight and twenty-two hundredths (2278.22) feet along the centerline of County Highway 37 to a found nail marking the southwesterly corner of a parcel of land now or formerly owned by Paul a. Baum and Linda L. Kroeger Baum as described in Wyandot County Official Record Volume 160, page 1031, **THE POINT OF BEGINNING** from which a set iron rod for reference marking the easterly right-of-way of said highway bears N 89° 15' 20" E 36.74 feet;

thence N 89° 15' 20" E one thousand nine hundred fifty-seven and eighty-eight hundredths (1957.88) feet along the southerly line of said Baum's parcel to the southeasterly corner thereof and the north-south quarter section line of said Section 27 from which a found 1 ½" diameter iron pipe for reference bears S 89° 15' 20" W 0.6 feet;

thence S 00° 36' 08" E one thousand six hundred seventy-nine and seventy-one hundredths (1679.71) feet along said north-south quarter section line to a set iron rod marking the northeasterly corner of a 1.25 acre parcel of land now or formerly owned by Emery L. and Geraldine Walton as described in Wyandot County Official Record Volume 164, page 550;

thence S 89° 28' 11" W one hundred seventy-two and twenty-one hundredths (172.21) feet along the northerly line of said Walton's 1.25 acre parcel to a set iron rod marking the northwesterly corner thereof;

thence S 00° 21' 49" E three hundred and zero hundredths (300.00) feet along the westerly line of said Walton's 1.25 acre parcel to a set iron rod marking the southwesterly corner thereof;

thence N 89° 28' 11" E fifty-eight and fifty hundredths (58.50) feet along the southerly line of said Walton's 1.25 acre parcel to a found ½" diameter iron pipe marking the northwesterly corner of a 0.27 acre parcel of land now or formerly owned by Emery L. and Geraldine Walton as described in Wyandot County Official Record Volume 190, page 1032;

thence S 00° 00' 27" E one hundred fifteen and fifty-three hundredths (115.53) feet along the westerly line of said Walton's 0.27 acre parcel to a set iron rod marking the southwesterly corner thereof;

thence **N 89° 15' 30" E** one hundred and zero hundredths **(100.00)** feet along the southerly line of said Walton's 0.27 acre parcel to a set iron rod marking the southeasterly corner thereof and a westerly line of said Walton's 1.25 acre parcel;

thence **S 00° 00' 27" E** fourteen and zero hundredths **(14.00)** feet along the westerly line of said Walton's 1.25 acre parcel to a found railroad spike marking a southwesterly corner thereof from which a found ½" diameter iron pipe for reference bears **N 89° 15' 30" E** 16.86 feet, said railroad spike marking the northerly line of a 1.92 acre parcel of land now or formerly owned by Emery L. Walton et ux, Trust as described in Wyandot County Official Record Volume 205, page 537;

thence **S 89° 15' 30" W** one hundred fifteen and thirteen hundredths **(115.13)** feet along the centerline of Township Highway 36 and the northerly line of said Walton's 1.92 acre parcel to a set nail marking the northwesterly corner thereof from which a set iron rod for reference bears **S 00° 32' 07" E** 11.00 feet;

thence **S 00° 32' 07" E** eleven and zero hundredths **(11.00)** feet along the westerly line of said Walton's 1.92 acre parcel to a set iron rod marking east-west 1/16 line of the southwest quarter of said Section 27;

thence **N 89° 47' 42" W** two thousand five hundred twelve and forty-one hundredths **(2512.41)** feet along said east-west 1/16 line to the west 1/16 post of said southwest quarter from which a set iron rod for reference bears **N 00° 36' 48" W** 2.3 feet;

thence **N 00° 36' 48" W** seven hundred twenty-five and fifty-one hundredths **(725.51)** feet along the west line of said Section 27 to a set iron rod marking the top of the easterly bank of the Sandusky River;

thence along the top of the easterly bank of the Sandusky River as follows:

thence **N 35° 30' 28" E** three hundred eight and five hundredths **(308.05)** feet to a set iron rod, passing a set iron rod on line for reference at 106.75 feet;

thence **N 31° 41' 03" E** one hundred five and fifty-four hundredths **(105.54)** feet to a set iron rod;

thence **N 26° 46' 14" E** two hundred thirty-one and eighteen hundredths **(231.18)** feet to a set iron rod;

thence **N 15° 35' 57" E** one hundred and five hundredths **(100.05)** feet to a set iron rod;

thence **N 07° 58' 46" E** ninety-four and eighty-seven hundredths **(94.87)** feet to a set iron rod;

thence **N 08° 20' 38" W** fifty-five and nine hundredths **(55.09)** feet to a set iron rod;

thence **N 18° 09' 25" W** ninety-three and twenty-seven hundredths (**93.27**) feet to a set nail marking the centerline of County Highway 37;

thence **N 34° 27' 30" E** five hundred eighty-three and forty-two hundredths (**583.42**) feet along said centerline to **THE POINT OF BEGINNING.**

Containing in all, **115.099** acres of land, more or less, subject to all legal highways and easements.  
There are 3.073 acres of the 115.099 acre parcel in the road right-of-ways.  
There are 39.372 acres of the 115.099 acre parcel in the northwest quarter.  
There are 75.727 acres of the 115.099 acre parcel in the southwest quarter.

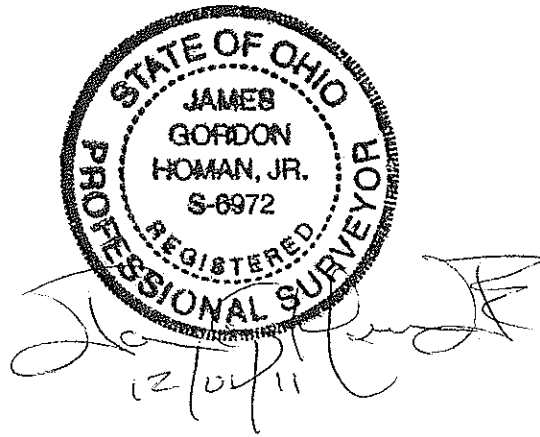
The bearing of County Highway 37 is assumed S 34° 30' 38" W.

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 115.099 acre legal description is based on an actual field survey done by James G. Homan, Jr., P.S. #6972, HANK and Associates, Inc., 137 South Washington Street, Tiffin, Ohio in April-May and November, 2011.

20101097par1.leg



**PARCEL 2**  
**LEGAL DESCRIPTION**

Being a parcel of land situated in the southwest quarter of Section 27, Tymochtee Township, Township-1-South, Range-14-East, Wyandot County, Ohio, described as follows:

**BEGINNING** at the intersection of the centerline Township Highway 36 (as shown in Wyandot County Survey Volume 5, page 29) and the north-south quarter section line of said Section 27 from which a found ½" diameter iron pipe for reference bears N 89° 15' 30" E 0.56 feet, said point of beginning marking the southeasterly corner of a 1.25 acre parcel of land now or formerly owned by Emery L. and Geraldine Walton as described in Wyandot County Official Record Volume 164, page 550;

thence **S 89° 15' 30" W** sixteen and thirty hundredths (**16.30**) feet along the centerline of Township Highway 36 and the southerly line of said Walton's 1.25 acre parcel to a found railroad spike marking a southwesterly corner thereof and the southerly extension of the easterly line of a 0.27 acre parcel of land now or formerly owned by Emery L. and Geraldine Walton as described in Wyandot County Official Record Volume 190, page 1032 from which a set iron rod for reference marking the southeasterly corner of said Walton's 0.27 acre parcel bears N 00° 00' 27" W 14.00 feet;

thence **N 00° 00' 27" W** one hundred twenty-nine and sixteen hundredths (**129.16**) feet along said extension of Walton's 0.27 acre parcel and the easterly line of said Walton's 0.27 acre parcel to a found ½" diameter iron pipe marking the northeasterly corner thereof, passing a set iron rod marking the southeasterly corner of said Walton's 0.27 acre parcel at 14.00 feet;

thence **S 89° 28' 11" W** one hundred fifty-eight and fifty hundredths (**158.50**) feet along the northerly line of said Walton's 0.27 acre parcel and said northerly line extended westerly to a set iron rod marking a southwesterly corner of said Walton's 1.25 acre parcel, passing at 100.00 feet a found ½" diameter iron pipe marking the northwesterly corner of said Walton's 0.27 acre parcel;

thence **N 00° 21' 49" W** three hundred and zero hundredths (**300.00**) feet along a westerly line of said Walton's 1.25 acre parcel to a set iron rod marking the northwesterly corner thereof;

thence **N 89° 28' 11" E** one hundred seventy-two and twenty-one hundredths (**172.21**) feet along the northerly line of said Walton's 1.25 acre parcel to a set iron rod marking the northeasterly corner thereof and the north-south quarter section line of said Section 27;

thence **S 00° 36' 08" E** four hundred twenty-nine and ten hundredths (**429.10**) feet along said north-south quarter section line to **THE POINT OF BEGINNING.**

Containing in all, **1.237** acres of land, more or less, subject to all legal highways and easements. There are 0.011 acres of the 1.237 acre parcel in the road right-of-way.

REFERENCE SURVEY VOL. D  
PAGE 413 IN THE TAX MAP OFFICE  
(PARCEL #2)(1.237A)

The 1.237 acre parcel is a retracement survey of an existing parcel of land as described in Wyandot County Official Record Volume 164, page 550.

The bearing of the north-south quarter section line is assumed S 00° 36' 08" E.

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 1.237 acre legal description is based on an actual field survey done by James G. Homan, Jr., P.S. #6972, HANK and Associates, Inc., 137 South Washington Street, Tiffin, Ohio in April-May and November, 2011.

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