

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

LEGAL DESCRIPTION OF A 29.795 ACRE PARCEL
FOR LININGER / ZEIGLER

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 3 and the Northwest Quarter of Section 10, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 3 and the North Quarter Post of said Section 10;

thence on an assumed bearing of N 00° 23' 58" W along the north-south half section line of said Section 3 a distance of 1782.54 feet to a point on the centerline of the Sandusky River and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 70° 56' 36" W a distance of 66.75 feet;

thence S 28° 09' 29" E along the centerline of the Sandusky River a distance of 429.14 feet to a point, referenced by a set iron rod situated S 90° 00' 00" W a distance of 100.00 feet;

thence S 03° 28' 01" E along the centerline of the Sandusky River a distance of 917.22 feet to a point, referenced by a set iron rod situated N 52° 01' 24" W a distance of 100.00 feet;

thence S 54° 22' 53" W along the centerline of the Sandusky River a distance of 436.10 feet to a point, referenced by a set iron rod situated N 30° 00' 00" W a distance of 100.00 feet;

thence S 71° 16' 01" W along the centerline of the Sandusky River a distance of 429.24 feet to a point, referenced by a set iron rod situated N 22° 00' 00" W a distance of 75.00 feet;

thence S 68° 44' 22" W along the centerline of the Sandusky River a distance of 236.13 feet to a point, referenced by a set iron rod situated N 36° 00' 00" W a distance of 70.00 feet;

REFERENCE SURVEY VOL. D
PAGE 498 IN THE TAX MAP OFFICE
(TRACT 3) (29.795A)

thence S 55° 58' 32" W along the centerline of the Sandusky River a distance of 42.14 feet to a point on a line of a parcel of land currently owned by The Board of Commissioners of Wyandot County, referenced by a set drill hole in the deck of a concrete bridge situated S 55° 58' 32" W a distance of 58.17 feet;

thence N 35° 18' 47" W along said Board of Commissioners parcel a distance of 235.82 feet to a set iron rod marking a corner of said parcel;

thence S 52° 45' 45" W along said Board of Commissioners parcel a distance of 66.00 feet to a set MAG nail on the centerline of County Highway 35, being referenced by the last mentioned set iron rod;

thence N 37° 14' 15" W along said centerline a distance of 50.81 feet to a set MAG nail marking a TS station, said nail being referenced by a set iron rod situated S 89° 38' 48" E a distance of 83.29 feet, said nail also marks the beginning of a spiral curve having the following criteria:

Ls = 200.00'

Ch = 199.97'

Cb = N 38° 24' 19" W

thence northwesterly along said spiral curve and said centerline a distance of 200.00 feet to a set MAG nail marking a SC Station, referenced by a set iron rod situated S 49° 15' 45" W a distance of 70.00 feet

thence along said centerline an arc distance of 16.19 feet on a curve to the left having a radius of 1637.02 feet, a chord of 16.19 and a chord bearing of N 41° 01' 15" W to a set MAG nail marking a CS Station, said nail being referenced by a set iron rod situated S 36° 13' 32" W a distance of 71.77 feet, said nail also marks the beginning of a spiral curve having the following criteria:

Ls = 200.00'

Ch = 199.97'

Cb = N 43° 38' 11" W

thence northwesterly along said spiral curve and said centerline a distance of 112.72 feet (chord = N 42° 57' 34" W, 112.71 feet) to a found MAG nail marking a corner of a parcel of land currently owned by E. K. Flood;

thence N 44° 59' 48" E along said Flood parcel a distance of 1683.57 feet to a found iron rod on the north-south half section line, passing a found iron rod a distance of 75.00 feet;

thence N 00° 23' 58" W along said half section line a distance of 160.06 feet to the **POINT OF BEGINNING.** .

Containing in all 29.795 acres of land, more or less, of which 0.828 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, 2012.

Prior Deed Reference – Volume 185, Page 366.

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Tract 2

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

LEGAL DESCRIPTION OF A 97.037 ACRE PARCEL
FOR LININGER / ZEIGLER

Being a parcel of land situated in part of the Southwest Quarter of Section 3, the Southeast Quarter of Section 4, the Northeast Quarter of section 9 and the Northwest Quarter of Section 10, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerline of County Highway 35 with the common line of said Sections 3 and 4, referenced by a found iron rod situated N 01° 58' 12" W a distance of 42.86 feet;

thence on an assumed bearing of S 46° 06' 36" E along said centerline a distance of 148.00 feet to a found nail marking a corner of a parcel of land currently owned by D. Wise, et al, and being the **POINT OF BEGINNING**, referenced by a found iron rod situated
S 43° 47' 01" W a distance of 30.00 feet;

thence continuing S 46° 06' 36" E along said centerline a distance of 885.28 feet to a found nail, referenced by a found iron rod situated N 45° 11' 45" E a distance of 55.00 feet;

thence S 44° 48' 15" E along said centerline a distance of 930.13 feet to a found MAG nail marking a ST Station, said nail being referenced by a found iron rod situated N 45° 11' 45" E a distance of 72.88 feet, said nail also marks the beginning of a spiral curve having the following criteria:

Ls = 200.00'
Ch = 199.97'
Cb = S 43° 38' 11" E

thence southeasterly along said spiral curve and said centerline a distance of 200.00 feet to a set MAG nail marking a CS Station, referenced by a set iron rod situated S 36° 13' 32" W a distance of 71.77 feet;

(TRACT 1) (97.037A)
REFERENCE SURVEY VOL. D
PAGE 148 IN THE TAX MAP OFFICE

thence along said centerline an arc distance of 16.19 feet on a curve to the right having a radius of 1637.02 feet, a chord of 16.19 and a chord bearing of S 41° 01' 15" E to a set MAG nail marking a SC Station, said nail being referenced by a set iron rod situated S 49° 15' 45" W a distance of 70.00 feet, said nail also marks the beginning of a spiral curve having the following criteria:

$L_s = 200.00'$

$Ch = 199.97'$

$Cb = S\ 38^\circ\ 24'\ 19''\ E$

thence southeasterly along said spiral curve and said centerline a distance of 200.00 feet to a set MAG nail marking a TS Station, referenced by a set iron rod situated S 89° 38' 48" E a distance of 83.29 feet;

thence S 37° 14' 15" E along said centerline a distance of 50.81 feet to a set MAG nail on the west line of a parcel of land currently owned by The Board of Commissioners of Wyandot County, referenced by a set iron rod situated N 52° 45' 45" E a distance of 66.00 feet;

thence S 52° 45' 45" W along said Board of Commissioners parcel a distance of 4.00 feet to a set MAG nail marking a corner of said parcel referenced by a set iron rod situated N 52° 45' 45" E a distance of 70.00 feet;

thence S 35° 18' 47" E along said Board of Commissioners parcel a distance of 233.71 feet to a set drill hole in the deck of a concrete bridge marking the centerline of the Sandusky River;

thence S 47° 13' 46" W along the centerline of the Sandusky River a distance of 609.90 feet to a point, referenced by a set iron rod situated N 36° 46' 58" W a distance of 65.00 feet;

thence S 28° 14' 58" W along the centerline of the Sandusky River a distance of 665.51 feet to a point, referenced by a set iron rod situated N 52° 56' 20" W a distance of 80.00 feet;

thence S 80° 00' 34" W along the centerline of the Sandusky River a distance of 457.57 feet to a point, referenced by a found iron rod situated S 10° 17' 12" W a distance of 100.00 feet;

thence N 56° 00' 32" W along the centerline of the Sandusky River a distance of 654.05 feet to a point, referenced by a found iron rod situated S 33° 59' 28" W a distance of 100.00 feet;

thence N 31° 33' 26" W along the centerline of the Sandusky River a distance of 879.28 feet to a point, referenced by a found iron rod situated S 89° 48' 51" W a distance of 64.49 feet;

thence N 28° 51' 01" W along the centerline of the Sandusky River a distance of 299.01 feet to a point, referenced by a found iron rod situated S 73° 12' 06" W a distance of 75.00 feet;

thence N 42° 11' 46" W along the centerline of the Sandusky River a distance of 334.47 feet to a point, referenced by a found iron rod situated S 32° 11' 46" W a distance of 70.00 feet;

thence N 66° 21' 55" W along the centerline of the Sandusky River a distance of 185.32 feet to a point, referenced by a found iron rod situated S 09° 15' 06" W a distance of 65.00 feet;

thence N 83° 30' 53" W along the centerline of the Sandusky River a distance of 101.81 feet to a point marking a corner of a parcel of land currently owned by S. Guilkey;

thence N 41° 32' 47" E along said Guilkey parcel and along a parcel of land currently owned by R. Plakstis a distance of 1370.02 feet to a point on the westerly line of the aforementioned Wise parcel, passing 2 set iron rods for reference a distance of 100.00 feet and 237.97 feet respectively and also passing 2 found iron pipes for reference a distance of 614.24 feet and 1368.74 feet;

thence S 46° 12' 59" E along said Wise parcel a distance of 43.24 feet to a found iron rod marking a corner of said parcel;

thence N 43° 47' 01" E along said Wise parcel a distance of 270.00 feet to the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 240.00.

Containing in all 97.037 acres of land, more or less, of which 3.228 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, 2012.

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Tract 1

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FOR LININGER / ZEIGLER

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 3 and the Northwest Quarter of Section 10, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 3 and the North Quarter Post of said Section 10;

thence on an assumed bearing of N 00° 23' 58" W along the north-south half section line of said Section 3 a distance of 1782.54 feet to a point on the centerline of the Sandusky River and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 70° 56' 36" W a distance of 66.75 feet;

thence S 28° 09' 29" E along the centerline of the Sandusky River a distance of 429.14 feet to a point, referenced by a set iron rod situated S 90° 00' 00" W a distance of 100.00 feet;

thence S 03° 28' 01" E along the centerline of the Sandusky River a distance of 917.22 feet to a point, referenced by a set iron rod situated N 52° 01' 24" W a distance of 100.00 feet;

thence S 54° 22' 53" W along the centerline of the Sandusky River a distance of 436.10 feet to a point, referenced by a set iron rod situated N 30° 00' 00" W a distance of 100.00 feet;

thence S 71° 16' 01" W along the centerline of the Sandusky River a distance of 429.24 feet to a point, referenced by a set iron rod situated N 22° 00' 00" W a distance of 75.00 feet;

thence S 68° 44' 22" W along the centerline of the Sandusky River a distance of 236.13 feet to a point, referenced by a set iron rod situated N 36° 00' 00" W a distance of 70.00 feet;

(TRACT 2)

(29.795A)

REFERENCE SURVEY VOL. D
PAGE 798 IN THE TAX MAP OFFICE

thence S 55° 58' 32" W along the centerline of the Sandusky River a distance of 42.14 feet to a point on a line of a parcel of land currently owned by The Board of Commissioners of Wyandot County, referenced by a set drill hole in the deck of a concrete bridge situated S 55° 58' 32" W a distance of 58.17 feet;

thence N 35° 18' 47" W along said Board of Commissioners parcel a distance of 235.82 feet to a set iron rod marking a corner of said parcel;

thence S 52° 45' 45" W along said Board of Commissioners parcel a distance of 66.00 feet to a set MAG nail on the centerline of County Highway 35, being referenced by the last mentioned set iron rod;

thence N 37° 14' 15" W along said centerline a distance of 50.81 feet to a set MAG nail marking a TS station, said nail being referenced by a set iron rod situated S 89° 38' 48" E a distance of 83.29 feet, said nail also marks the beginning of a spiral curve having the following criteria:

Ls = 200.00'

Ch = 199.97'

Cb = N 38° 24' 19" W

thence northwesterly along said spiral curve and said centerline a distance of 200.00 feet to a set MAG nail marking a SC Station, referenced by a set iron rod situated S 49° 15' 45" W a distance of 70.00 feet

thence along said centerline an arc distance of 16.19 feet on a curve to the left having a radius of 1637.02 feet, a chord of 16.19 and a chord bearing of N 41° 01' 15" W to a set MAG nail marking a CS Station, said nail being referenced by a set iron rod situated S 36° 13' 32" W a distance of 71.77 feet, said nail also marks the beginning of a spiral curve having the following criteria:

Ls = 200.00'

Ch = 199.97'

Cb = N 43° 38' 11" W

thence northwesterly along said spiral curve and said centerline a distance of 112.72 feet (chord = N 42° 57' 34" W, 112.71 feet) to a found MAG nail marking a corner of a parcel of land currently owned by E. K. Flood;

thence N 44° 59' 48" E along said Flood parcel a distance of 1683.57 feet to a found iron rod on the north-south half section line, passing a found iron rod a distance of 75.00 feet;

thence N 00° 23' 58" W along said half section line a distance of 160.06 feet to the **POINT OF BEGINNING.** .

Containing in all 29.795 acres of land, more or less, of which 0.828 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.

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Tract 2