

3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 13-0069-E

LEGAL DESCRIPTION

Bushong

0.048 Acres
Parcel E

Situated in the Township of Richland, County of Wyandot, State of Ohio, and being part of the SW1/4 of Section 1, T2S, R12E, a tract of land bounded and described as follows:

COMMENCING at a mag nail found over a stone found marking the southwest corner of said SW1/4, referenced by an iron pin set N33°50'55"E, a distance of 35.87 feet;

thence along the south line of the SW1/4 of said Section 1, also being the centerline of Township Highway 42 (60' R/W), S89°24'20"E, a distance of 474.66 feet to a mag nail found marking the intersection of said south line with the easterly line of an Abandoned Railroad Right of Way (66' R/W);

thence along the easterly line of said Abandoned Railroad Right of Way, N34°38'40"E, a distance of 1498.39 feet to an iron pin found marking a northwest corner of a 43.946 acre tract of land as described in Deed Volume 151, Page 355, Official Record 221, Page 1470 and Official Record 221, Page 2619 of the Wyandot County Deed Records, and being the Principal Point of BEGINNING of the herein described tract;

thence, N00°01'33"W, a distance of 58.01 feet to an iron pin set on the centerline of said Abandoned Railroad Right of Way;

thence along the centerline of said Abandoned Railroad Right of Way, N34°38'40"E, a distance of 28.65 feet to an iron pin set;

thence, S89°25'55"E, a distance of 39.84 feet to an iron pin found on the easterly line of said Abandoned Railroad Right of Way, marking a northwest corner of said 43.946 acre tract;

thence along the westerly line of said 43.946 acre tract, S34°38'40"W, a distance of 98.68 feet to the Principal Point of BEGINNING and containing 0.048 acres of land, more or less, subject however to all prior easements of record.

REFERENCE SURVEY VOL. *D*
PAGE *528* IN THE TAX MAP OFFICE

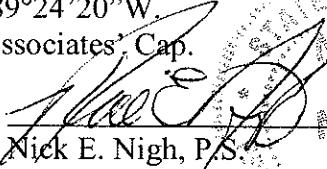
(PARCEL 'E') (0.048 AC)

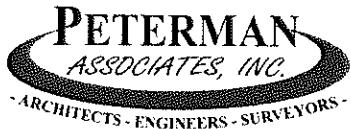
Wyandot County Deed Records: Darwin L. Bushong and Donna M. Bushong,
Deed Volume 212, Page 390

NOTE: This parcel must be transferred to an adjoining property.

NOTE: The bearings in this legal description are based upon the south line of the SW1/4
of Section 1, Richland Township bearing N89°24'20"W
I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Date: 11-04-2013


Nick E. Nigh, P.S.
Professional Surveyor #7384



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 13-0069-A

LEGAL DESCRIPTION

Bushong

97.967 Acres
Parcel A

Situated in the Township of Richland, County of Wyandot, State of Ohio, and being part of the NW1/4 and SW1/4 of Section 1, T2S, R12E, a tract of land bounded and described as follows:

BEGINNING at a mag nail found over a stone found marking the southwest corner of the SW1/4 of Section 1, referenced by an iron pin set N33°50'55"E, a distance of 35.87 feet;

thence along the west line of said SW1/4, also being the centerline of County Highway 91 (40'R/W), N00°02'04"W, a distance of 2645.42 feet to a mag nail found marking the northwest corner of said SW1/4;

thence along the north line of said SW1/4, S89°27'29"E, a distance of 1327.25 feet to an iron pin set marking the southwest corner of the east half of said NW1/4, passing an iron pin set at 30.00 feet;

thence along the west line of the east half of said NW1/4, N00°00'32"W, a distance of 618.40 feet to the intersection of said west line with the centerline of an open ditch, passing an iron pin set 20.00 feet south thereof;

thence along the centerline of an open ditch, S76°19'34"E, a distance of 92.00 feet to a point of deflection, referenced by an iron pin set S10°30'34"E, a distance of 21.92 feet;

thence along the centerline of an open ditch, N55°18'26"E, a distance of 42.00 feet to a point of deflection, referenced by an iron pin set S18°38'04"E, a distance of 20.81 feet;

thence along the centerline of an open ditch, N87°25'26"E, a distance of 150.00 feet to a point of deflection, referenced by an iron pin set S16°46'04"E, a distance of 20.63 feet;

REFERENCE SURVEY VOL. 528 PAGE 528 IN THE TAX MAP OFFICE

(PARCEL "A") (97.967 ac.)

thence along the centerline of an open ditch, N59°02'26"E, a distance of 355.00 feet to a point of deflection, referenced by an iron pin set S22°49'04"E, a distance of 20.20 feet;

thence along the centerline of an open ditch, N75°19'26"E, a distance of 200.00 feet to a point of deflection, referenced by an iron pin set S05°32'26"W, a distance of 21.31 feet;

thence along the centerline of an open ditch, S64°14'34"E, a distance of 285.00 feet to a point of deflection, referenced by an iron pin set S26°29'41"W, a distance of 20.00 feet;

thence along the centerline of an open ditch, S62°46'04"E, a distance of 306.60 feet to the intersection of said centerline with the westerly line of an Abandoned Railroad Right of Way (66' R/W), referenced by an iron pin set S34°27'52"W, a distance of 20.00 feet;

thence along the westerly line of said Abandoned Railroad Right of Way, S34°27'52"W, a distance of 733.59 feet to an iron pin set;

thence continuing along the westerly line of said Abandoned Railroad Right of Way, S34°38'40"W, a distance of 3195.09 feet to a mag nail found on the south line of said SW1/4, passing an iron pin set 36.21 feet north thereof;

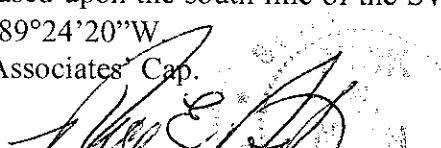
thence along the south line of said SW1/4, also being the centerline of Township Highway 42 (60' R/W), N89°24'20"W, a distance of 395.00 feet to the Point of BEGINNING and containing 97.967 acres of land, more or less, of which 1.480 acres lie in the right of way in said SW1/4, 79.199 acres lie in said SW1/4 and 18.768 acres lie in said NW1/4, subject however to all legal highways and prior easements of record.

Wyandot County Deed Records: Darwin L. Bushong and Donna M. Bushong,
Deed Volume 212, Page 390

NOTE: The bearings in this legal description are based upon the south line of the SW1/4 of Section 1, Richland Township bearing N89°24'20"W
I.P. Set = 5/8" x 30" Rebar with Peterman Associates Cap.

Revised 11-04-2013

Date: 03-01-2013


Nick E. Nigh, P.S.
Professional Surveyor #7384



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 13-0069-B

LEGAL DESCRIPTION

Bushong

9.941 Acres
Parcel B

Situated in the Township of Richland, County of Wyandot, State of Ohio, and being part of the SW1/4 of Section 1, T2S, R12E, a tract of land bounded and described as follows:

BEGINNING at a mag nail found on the south line of the SW1/4 of Section 1, described as lying, S89°24'20"E, a distance of 474.66 feet from a mag nail found over a stone found marking the southwest corner of said SW1/4, referenced by an iron pin set N33°50'55"E, a distance of 35.87 feet, said beginning point also being the intersection of said south line with the easterly line of an Abandoned Railroad Right of Way (66' R/W);

thence along the easterly line of said Abandoned Railroad Right of Way, N34°38'40"E, a distance of 1498.39 feet to an iron pin found marking a northwest corner of a 43.946 acre tract of land as described in Deed Volume 151, Page 355, Official Record 221, Page 1470 and Official Record 221, Page 2619 of the Wyandot County Official Records, passing an iron pin set at 36.21 feet;

thence along the west line of said 43.946 acre tract, S00°01'33"E, a distance of 746.56 feet to an iron pin found;

thence, S69°33'47"W, a distance of 206.49 feet to an iron pin found;

thence, S04°47'40"W, a distance of 422.00 feet to a mag nail found on the south line of said SW1/4, passing an iron pin found 30.00 feet north thereof;

thence along the south line of said SW1/4, also being the centerline of Township Highway 42 (60' R/W), N89°24'20"W, a distance of 623.41 feet to the Point of BEGINNING and containing 9.941 acres of land, more or less, of which 0.423 acres lie in the right of way, subject however to all legal highways and prior easements of record.

REFERENCE SURVEY VOL. *D*
PAGE *528* IN THE TAX MAP OFFICE

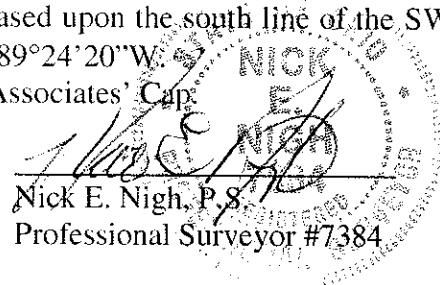
(PARCEL 'B') (9.941 AC.)

Wyandot County Deed Records: Darwin L. Bushong and Donna M. Bushong, Deed Volume 212, Page 390

NOTE: The bearings in this legal description are based upon the south line of the SW1/4 of Section 1, Richland Township bearing N89°24'20"W. I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap

Revised 11-04-2013

Date: 03-01-2013


Nick E. Nigh, P.S.
Professional Surveyor #7384



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 13-0069-C

LEGAL DESCRIPTION

Bushong

54.968 Acres
Parcel C

Situated in the Township of Richland, County of Wyandot, State of Ohio, and being part of the SE1/4 and SW1/4 of Section 1, T2S, R12E, a tract of land bounded and described as follows:

BEGINNING at a mag nail found on the south line of the SE1/4 of Section 1, described as lying, S89°22'51"E, a distance of 165.00 feet from a railroad spike found marking the southwest corner of said SE1/4, referenced by an iron pin found N00°01'37"W, a distance of 30.00 feet, said beginning point also being the southeast corner of a 43.946 acre tract of land as described in Deed Volume 151, Page 355, Official Record 221, Page 1470 and Official Record 221, Page 2619 of the Wyandot County Deed Records;

thence along the east line of said 43.946 acre tract, N00°01'24"W, a distance of 1324.06 feet to an iron pin found marking the northeast corner of said tract, passing an iron pin found at 25.00 feet and an iron pin set at 30.00 feet;

thence along the north line of said 43.946 acre tract, N89°25'55"W, a distance of 1436.01 feet to an iron pin found on the east line of an Abandoned Railroad Right of Way (66' R/W);

thence along the east line of said Abandoned Railroad Right of Way, N34°38'40"E, a distance of 1598.11 feet to an iron pin set on the north line of the SW1/4 of Section 1;

thence along the north line of said SW1/4, S89°27'29"E, a distance of 361.76 feet to an iron pin set marking the northwest corner of said SE1/4;

thence along the north line of said SE1/4, S89°27'29"E, a distance of 578.71 feet to an iron pin found marking the northwest of a 22.516 acre tract of land as described in Official Record 219, Page 1396 of the Wyandot County Official Records;

thence along the west line of said 22.516 acre tract and along the west line of a 21.222 acre tract of land as described in Official Record 217, Pages 1363 and 1359 and Deed Volume

REFERENCE SURVEY VOL. 528 IN THE TAX MAP OFFICE
PAGE 528

(PARCEL 'C') (54.968 AC.)

213, Page 851 of the Wyandot County Deed Records, S00°01'24"E, a distance of 2648.63 feet to a mag nail found on the south line of said SE1/4, passing an iron pin set 30.00 feet north thereof and an iron pin found 25.00 feet north thereof;

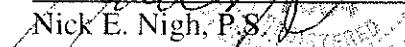
thence along the south line of said SE1/4, also being the centerline of Township Highway 42 (60' R/W), N89°22'51"W, a distance of 413.55 feet to the Point of BEGINNING and containing 54.968 acres of land, more or less, of which 24.808 acres lie in said SW1/4, and 30.160 acres lie in said SE1/4 of which 0.285 acres lie in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Deed Records: Darwin L. Bushong and Donna M. Bushong, Deed Volume 212, Page 390

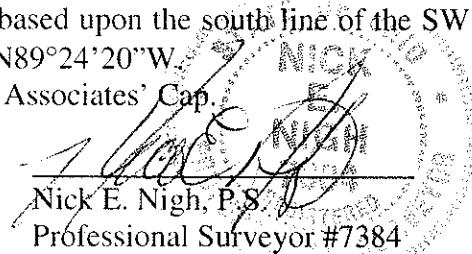
NOTE: The bearings in this legal description are based upon the south line of the SW1/4 of Section 1, Richland Township bearing N89°24'20"W. NICK
I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Revised 11-04-2013

Date: 03-01-2013



Nick E. Nigh, P.S.
Professional Surveyor #7384





website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 13-0069-D

LEGAL DESCRIPTION

Bushong

5.340 Acres
Parcel D

Situated in the Township of Richland, County of Wyandot, State of Ohio, and being part of the NW 1/4 and SW 1/4 of Section 1, T2S, R12E, a tract of land bounded and described as follows:

BEGINNING at a mag nail found on the south line of the SW 1/4 of Section 1, described as lying, S89°24'20"E, a distance of 395.00 feet from a mag nail found over a stone found marking the southwest corner of said SW 1/4, referenced by an iron pin set N33°50'55"E, a distance of 35.87 feet, said beginning point also being the intersection of said south line with the westerly line of an Abandoned Railroad Right of Way (66' R/W);

thence along the westerly line of said Abandoned Railroad Right of Way, N34°38'40"E, a distance of 3195.09 feet to an iron pin set;

thence continuing along the westerly line of said Abandoned Railroad Right of Way, N34°27'52"E, a distance of 733.59 feet to the intersection of said westerly line with the centerline of an open ditch, referenced by an iron pin set S34°27'52"W, a distance of 20.00 feet;

thence, S55°32'08"E, a distance of 33.00 feet to the centerline of said Abandoned Railroad Right of Way, referenced by an iron pin set N87°07'25"W, a distance of 38.42 feet;

thence along the centerline of said Abandoned Railroad Right of Way, S34°27'52"W, a distance of 711.39 feet to the intersection of said centerline with the north line of said SW 1/4, referenced by an iron pin set S89°27'29"E, a distance of 39.94 feet;

thence along the north line of said SW 1/4, S89°27'29"E, a distance of 39.94 feet to an iron pin set on the easterly line of said Abandoned Railroad Right of Way;

REFERENCE SURVEY VOL. *J*
PAGE *28* IN THE TAX MAP OFFICE

(PARCEL 'D') (5.340 Ac)

thence along the easterly line of said Abandoned Railroad Right of Way, S34°38'40"W, a distance of 1598.11 feet to an iron pin found marking a northwest corner of a 43.946 acre tract of land as described in Deed Volume 151, Page 355, Official Record 221, Page 1470 and Official Record 221, Page 2619 of the Wyandot County Deed Records;

thence, N89°25'55" W, a distance of 39.84 feet to an iron pin set on the centerline of said Abandoned Railroad Right of Way;

thence along the centerline of said Abandoned Railroad Right of Way, S34°38'40" W, a distance of 28.65 feet to an iron pin set:

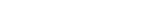
thence, S00°01'33" E, a distance of 58.01 feet to an iron pin found marking a northwest corner of said 43.946 acre tract;

thence along the easterly line of said Abandoned Railroad Right of Way, S34°38'40"W, a distance of 1498.39 feet to a mag nail found on the south line of said SW1/4, passing an iron pin set 36.21 feet north thereof:

thence along the south line of said SW1/4, also being the centerline of Township Highway 42 (60' R/W), N89°24'20"W, a distance of 79.66 feet to the Point of BEGINNING and containing 5.340 acres of land, more or less, of which 0.055 acres lie in the right of way in said SW1/4, 4.793 acres lie in said SW1/4 and 0.547 acres lie in said NW1/4, subject however to all legal highways and prior easements of record.

Wyandot County Deed Records: Darwin L. Bushong and Donna M. Bushong,
Deed Volume 212, Page 390

NOTE: This parcel must be transferred to an adjoining property.

NOTE: The bearings in this legal description are based upon the south line of the SW1/4 of Section 1, Richland Township bearing N89°24'20" W. I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap. 

Revised 11-04-2013

Date: 08-21-2013

Nick E. Nigh, P.S.
Professional Surveyor #7384