

REFERENCE
WYANDOT COUNTY
CORNERSTONE REFERENCES
O.D.O.T. S.R. WYA-23 HIGHWAY PLANS
C & O RAILROAD R/W PLANS
P.B. 4, PG. 93

LEGEND

- 5/8" IRON PIN SET
- ⊕ RAILROAD SPIKE SET
- ⊕ RAILROAD SPIKE FOUND
- ⊕ 5/8" IRON PIN FOUND W/CAP MARKED "MAKEEVER & ASSOC."
- ⊕ 6"x6" CONCRETE MONUMENT FOUND
- ⊕ STONE & MONUMENT BOX FOUND

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF WYANDOT, STATE OF OHIO AND BEING PART OF THE SOUTH-EAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SALEM TOWNSHIP; ALSO BEING PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 14 EAST, CITY OF UPPER SANDUSKY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND MARKING THE INTERSECTION OF THE CENTERLINE OF THE CENTERLINE OF COUNTY HIGHWAY 49 WITH THE CENTERLINE OF STATE ROUTE 199 SAID POINT IS LOCATED ON A CONCAVE CURVE TO THE RIGHT HAVING A RADIUS OF 4,297.18 FEET;

THENCE ALONG SAID CURVE NORTHWESTERLY A DISTANCE OF 142.29 FEET (CHORD BEARING - NORTH 18 DEGREES 00 MINUTES 11 SECONDS WEST, CHORD DISTANCE - 142.29 FEET) ALONG THE CENTERLINE OF STATE ROUTE 199 TO A RAILROAD SPIKE FOUND;

THENCE CONTINUING ALONG THE CENTERLINE OF STATE ROUTE 199 NORTH 17 DEGREES 03 MINUTES 17 SECONDS WEST A DISTANCE OF 1,239.55 FEET TO A RAILROAD SPIKE FOUND ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER MARKING THE PLACE OF BEGINNING;

THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 173.06 FEET TO A 5/8 INCH IRON PIN WITH CAP MARKED "MAKEEVER & ASSOC." FOUND MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, PASSING OVER A 5/8 INCH IRON PIN WITH CAP MARKED "MAKEEVER & ASSOC." FOUND AT 47.06 FEET AND 78.44 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 02 SECONDS WEST A DISTANCE OF 1,381.46 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO A CONCRETE MONUMENT FOUND ON THE EAST LINE OF THE C. & O. RAILROAD;

THENCE NORTH 26 DEGREES 48 MINUTES 08 SECONDS WEST A DISTANCE OF 1,561.71 FEET ALONG THE EAST LINE OF THE C. & O. RAILROAD TO A CONCRETE MONUMENT FOUND, PASSING OVER A POINT MARKING THE WEST LINE OF SAID SOUTHWEST QUARTER AT 40.85 FEET AND PASSING OVER A POINT MARKING THE NORTH LINE OF SAID SOUTHWEST QUARTER AT 80.38 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 34 SECONDS EAST A DISTANCE OF 1,214.28 FEET TO A 5/8 INCH IRON PIN SET, PASSING OVER A 5/8 INCH IRON PIN WITH CAP MARKED "MAKEEVER & ASSOC." FOUND MARKING THE WEST LINE OF SAID NORTHWEST QUARTER AT 698.82 FEET;

THENCE SOUTH 26 DEGREES 07 MINUTES 29 SECONDS EAST A DISTANCE OF 289.90 FEET TO A 5/8 INCH IRON PIN SET, PASSING OVER A POINT MARKING THE NORTH LINE OF SAID SOUTHWEST QUARTER AT 86.55 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 49 SECONDS EAST A DISTANCE OF 548.25 FEET TO A RAILROAD SPIKE SET ON A NON-TANGENT CONCAVE CURVE TO THE RIGHT HAVING A RADIUS OF 2,864.79 FEET, SAID POINT ALSO MARKS THE CENTERLINE OF STATE ROUTE 199, PASSING OVER A 5/8 INCH IRON PIN SET AT 488.60 FEET;

THENCE ALONG SAID CURVE SOUTHEASTERLY A DISTANCE OF 160.26 FEET (CHORD BEARING - SOUTH 21 DEGREES 39 MINUTES 29 SECONDS EAST, CHORD DISTANCE - 160.26 FEET) ALONG THE CENTERLINE OF STATE ROUTE 199 TO A RAILROAD SPIKE FOUND ON A CONCAVE SPIRAL CURVE TO THE RIGHT HAVING A MINIMUM RADIUS OF 2,864.79 FEET;

THENCE CONTINUING ALONG THE CENTERLINE OF STATE ROUTE 199 AND ALONG SAID SPIRAL CURVE SOUTHEASTERLY A DISTANCE OF 300.00 FEET (CHORD BEARING - SOUTH 18 DEGREES 03 MINUTES 19 SECONDS EAST, CHORD DISTANCE - 299.96 FEET) TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF STATE ROUTE 199 SOUTH 17 DEGREES 03 MINUTES 17 SECONDS EAST A DISTANCE OF 738.01 FEET TO A RAILROAD SPIKE FOUND MARKING THE PLACE OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 50.753 ACRES, MORE OR LESS, WITH 1.163 ACRES LOCATED IN SAID NORTHWEST QUARTER, 9.755 ACRES LOCATED IN SAID SOUTHWEST QUARTER, 0.951 ACRES LOCATED IN SAID NORTHWEST QUARTER AND 38.884 ACRES LOCATED IN SAID SOUTHWEST QUARTER, BUT IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

ALL 5/8 INCH IRON PINS SET ARE 30 INCH LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER & ASSOC." UNLESS OTHERWISE NOTED.

50.753 ACRES

ACREAGE SUMMARY	
NE 1/4 SEC. 24	1.163 ACRES
SE 1/4 SEC. 24	9.755 ACRES
NW 1/4 SEC. 19	0.951 ACRES
SW 1/4 SEC. 19	38.884 ACRES
TOTAL	50.753 ACRES

SITE ADDRESS
9700 STATE ROUTE 199
UPPER SANDUSKY, OH 43351

PRICE BROTHERS CO.
D.B. 144, PG. 270
39.83 AC.(D)

RAILROAD SPUR
EASEMENT
D.B. 175, PG. 749

OHIO POWER
50' WIDE EASEMENT
D.B. 183, PG. 589

JAMES STIEF, ETUX
D.B. 154, PG. 201
29.94 AC.

3.345 AC.(C)
PRICE BROTHERS
CO.
D.B. 199,
PG. 518
3.31 AC.(D)
S.B. 5,
PG. 174

ROGER A. BOWEN
D.B. 191, PG. 105
9.451 AC.(C)

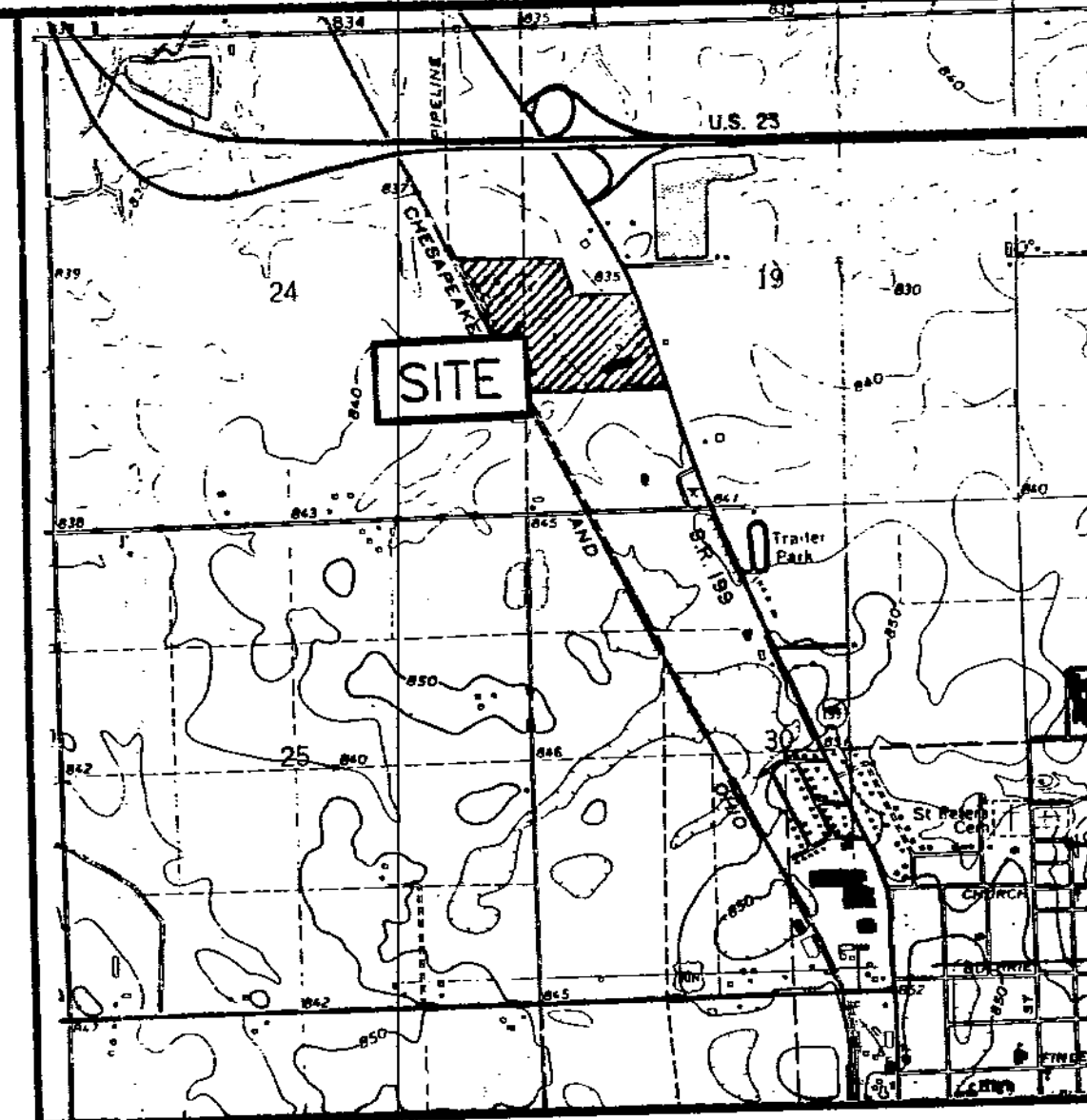
SURVEY NUMBER: 9514

VOLUME: 9 PAGE: 172

FILING DATE: 3-15-95

COUNTY HIGHWAY 49

0 100 200
SCALE 1" = 100'



LOCATION MAP
NTS

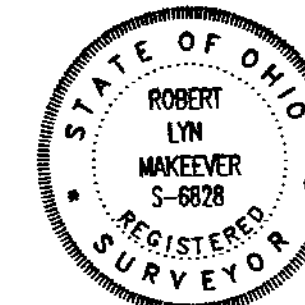
NOTES

- ALL 5/8" IRON PINS SET ARE 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.
- ARCO PIPE LINE COMPANY RIGHT OF WAY EASEMENT AS RECORDED IN DEED BOOK 197, PAGE 792 INCLUDES ALL OF PROPERTY AS SHOWN HEREON EXCEPT 17.0 FEET OFF OF THE WEST BOUNDARY.

SURVEYOR'S STATEMENT

WE CERTIFY TO HBD BANK, AS AGENT FOR CERTAIN BANKS (THE "BANKS") AND LAWYERS TITLE INSURANCE COMPANY (THE "TITLE COMPANY") THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED (THE "PROPERTY") FOR PURPOSES OF A MORTGAGE LOAN TO BE RECEIVED BY ENGINEERED WIRE PRODUCTS, INC., AN OHIO CORPORATION FROM THE BANKS AND FURTHER CERTIFY THAT (i) THE BUILDINGS, IMPROVEMENTS AND PARKING AREAS ARE LOCATED ON THE PROPERTY, AS SHOWN, (ii) THOSE BUILDINGS, IMPROVEMENTS AND PARKING AREAS ARE WITHIN THE BOUNDARIES OF THE PROPERTY AND DO NOT ENCROACH ON ANY ADJOINING PROPERTY, NOR DO THE BUILDINGS, IMPROVEMENTS OR PARKING AREAS ON ANY ADJOINING PROPERTY ENCROACH ON THE PROPERTY EXCEPT AS SHOWN, (iii) ALL EASEMENTS, RIGHTS-OF-WAY AND BUILDING LINES AFFECTING THE PROPERTY ARE NOTED AND LOCATED BY DIMENSIONS AND LIBER AND PAGE OF RECORDING, (iv) ALL MEANS OF INGRESS AND EGRESS TO THE PROPERTY ARE SHOWN AND, IF BY VIRTUE OF AN EASEMENT, THE LIBER AND PAGE OF RECORDING IS SHOWN, (v) THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Robert L. Makeever
ROBERT L. MAKEEVER, P.E., P.S.
PROFESSIONAL SURVEYOR NO. 6828
DATE: 3-6-95



P.O.B.

L - 142.29'
A - 01°-53'-50"
T - 71.15'
R - 4297.18'
CD - N 18°-00'-11" W
LC - 142.28'

PRICE BROTHERS CO. 112

SCALE: AS NOTED
FILE NO: 94-306
DATE: 03-06-95

DESIGNED BY: RLM
DRAWN BY: LBS
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