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Job No. 23-0408

LEGAL DESCRIPTION Project Valencia, LLC

51.520 Acres

Situated in Salem Township, County of Wyandot, State of Ohio, and being a part of the SW1/4 of Section 35, T2S, R13E, a tract of land bounded and described as follows:

Beginning at a 8" wood post found marking the northeast corner of the SW1/4 of said Section 35, referenced by an iron pin set S00°49'25"W a distance of 5.00 feet, said beginning point also referenced by an iron pin set N89°45'18"W a distance of 5.00 feet;

thence from the above described point of beginning and along the east line of the SW1/4 of said Section 35 S00°49'25"W a distance of 1598.96 feet to a 5/8" iron pin found with PAI cap on the northerly right of way line of the Chicago, Fort Wayne and Eastern Railroad, (now known as CSX Transportation, Inc.) (R/W Varies), passing an iron pin set at 5.00 feet;

thence along said northerly railroad right of way line S82°57'14"W a distance of 1342.69 feet to a 5/8" iron pin found with PAI cap marking the intersection of said northerly railroad right of way line with the west line of the E1/2 of the SW1/4 of said Section 35;

thence along the west line of the E1/2 of the SW1/4 of said Section 35 N00°40'12"E a distance of 1769.32 feet a 5/8" iron pin found with PAI cap marking the northwest corner of the E1/2 of the SW1/4 of said Section 35;

thence along the north line of the SW1/4 of said Section 35 S89°45'18"E a distance of 1334.86 feet to the Point of Beginning, passing an iron pin set at 1329.86 feet, and containing 51.520 acres of land, more or less, subject however to all prior easements of record.

Wyandot County Official Record Reference:
Eric Miller, OR 135, Page 315 and OR 135, Page 882

NOTE: The above described tract of land contains 51.520 acres from Parcel Number 34-0395-0000-00

NOTE: The above described tract of land must be transferred to an adjoining parcel

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Nick E. Nigh, PS #7384 on October 27, 2023.

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Date: November 9, 2023



REFERENCE SURVEY VOL. C
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" 2023 "

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SW 00 49'25"	1598.960		1000.0000 -598.7948	1000.0000 977.0162	
	SW 82 57'14"	1342.690		-763.5000	-355.5335	
	NE 00 40'12"	1769.320		1005.6990	-334.8441	
	SE 89 45'18"	1334.860		999.9911	1000.0037	
CLOSURE:	NW 22 34'27"	.010		1000.0000	1000.0000	
		ERROR:		-.0089	.0037	

1 PART IN 627260

PERIMETER	AREA (sq ft)	AREA (acres)
6045.8396	2244199.4382	51.5197



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"2023"