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Job No. 24-0044

LEGAL DESCRIPTION Valencia Project, LLC

360.196 Acres
Combination Legal

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

Beginning at a Mag nail found marking the northeast corner of the NE1/4 of said Section 35, referenced by an iron pin set S45°51'39"W a distance of 42.70 feet;

thence along the east line of the NE1/4 of said Section 35, also being the centerline of County Highway 108 (60' R/W) S01°13'26"W a distance of 2646.60 feet to a PK nail found marking the southeast corner of the NE1/4 of said Section 35, referenced by an iron pin set N89°44'19"W a distance of 30.00 feet;

thence along the east line of the SE1/4 of said Section 35, also being the centerline of said County Highway 108 S00°53'44"W a distance of 1233.73 feet to a mag nail found marking the intersection of said east line with the northerly right of way line of the CSX Transportation, Inc. Railroad, referenced by an iron pin set S82°57'14"W a distance of 30.29 feet;

thence along the northerly right of way line of the CSX Transportation, Inc. Railroad (R/W Varies) S82°57'14"W, a distance of 2672.89 feet to a 5/8" iron pin found with PAI cap marking the intersection of said CSX Transportation Inc. Railroad with the west line of the SE1/4 of said Section 35, passing an iron pin set at 30.29 feet;

thence along the west line of the SE1/4 of said Section 35 S00°49'25"W, a distance of 25.24 feet to a 5/8" iron pin found with PAI cap;

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

thence along said west line N00°40'12"E, a distance of 1769.32 feet to 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 west line of the E1/2 of the NW1/4 of said Section 35 N00°48'29"E, a distance of 1490.69 feet to a 3/4" iron pin found with ODOT cap marking the intersection of said west line with the southerly line of a tract of land conveyed to The Board of County Commissioners in OR 6, Page 744 of the Wyandot County Official Records;

thence along said southerly line the following 11 courses:

thence N40°22'14"E a distance of 279.28 feet to a 3/4" iron pin found;

thence N50°21'15"E a distance of 373.38 feet to a 3/4" iron pin found with ODOT cap;

thence N63°58'24"E a distance of 229.55 feet to a 3/4" iron pin found with ODOT cap;

thence N63°58'24"E a distance of 215.03 feet to a 3/4" iron pin found;

thence N61°10'57"E a distance of 92.36 feet to a 3/4" iron pin found;

thence N49°22'12"E a distance of 84.69 feet to a 3/4" iron pin found;

thence N37°02'51"E a distance of 81.44 feet to a 3/4" iron pin found;

thence N27°46'29"E a distance of 86.94 feet to a 3/4" iron pin found;
thence N15°14'46"E a distance of 60.50 feet to a 3/4" iron pin found;
thence N50°24'11"E a distance of 153.34 feet to a 3/4" iron pin found;
thence N87°55'45"E a distance of 112.39 feet to a 3/4" iron pin found;

thence continuing along a southerly line of a tract of land conveyed to The Board of County Commissioners in OR 8, Page 825 and OR 8, Page 828 of the Wyandot County Official Records the following 4 courses:

thence N87°55'45"E a distance of 544.53 feet to a 3/4" iron pin found;
thence N00°29'51"E a distance of 37.28 feet to a 3/4" iron pin found;
thence N87°43'04"E a distance of 233.46 feet to a 3/4" iron pin found;

thence N00°29'51"E a distance of 40.00 feet to a mag nail found on the north line of the NE1/4 of said Section 35, also being the centerline of County Highway 330, referenced by a 3/4" iron pin found S00° 29'51"W a distance of 40.00 feet;

thence along the north line of the NE1/4 of said Section 35, also being the centerline of County Highway 330 (R/W Varies) S89°30'09"E a distance of 1892.61 feet to the point of beginning and containing 360.196 acres of land, more or less, of which 3.956 acres lie in the right of way, 160.385 acres lie in the NE1/4 of Section 35, 62.947 acres lie in the NW1/4 of Section 35, 85.344 acres lie in the SE1/4 of Section 35, and 51.520 acres lie in the SW1/4 of Section 35, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference:

Valencia Project, LLC: OR 282, Page 2953, OR 283, Page 451, OR 283, Page 471, OR 283, Page 457

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 February 12, 2024.

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

Date: March 4, 2024



FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SW 01 13'26"	2646.600		5000.0000	5000.0000	
	SW 00 53'44"	1233.730		2354.0038	4943.4706	
	SW 82 57'14"	2672.890		1120.4245	4924.1877	
	SW 00 49'25"	25.240		792.5462	2271.4840	
	SW 82 57'14"	1342.690		767.3088	2271.1212	
	NE 00 40'12"	1769.320		602.6036	938.5715	
	NE 00 48'29"	1490.690		2371.8026	959.2609	
	NE 40 22'14"	279.280		3862.3444	980.2837	
	NE 50 21'15"	373.380		4075.1198	1161.1813	
	NE 63 58'24"	229.550		4313.3512	1448.6851	
	NE 63 58'24"	215.030		4414.0753	1654.9564	
	NE 61 10'57"	92.360		4508.4282	1848.1802	
	NE 49 22'12"	84.690		4552.9477	1929.1023	
	NE 37 02'51"	81.440		4608.0954	1993.3761	
	NE 27 46'29"	86.940		4673.0956	2042.4418	
	NE 15 14'46"	60.500		4750.0190	2082.9555	
	NE 50 24'11"	153.340		4808.3897	2098.8649	
	NE 87 55'45"	112.390		4906.1260	2217.0206	
	NE 87 55'45"	544.530		4910.1872	2329.3372	
	NE 00 29'51"	37.280		4929.8638	2873.5116	
	NE 87 43'04"	233.460		4967.1424	2873.8353	
	NE 00 29'51"	40.000		4976.4392	3107.1101	
	SE 89 30'09"	1892.610		5016.4377	3107.4574	
CLOSURE:	SE 42 12'26"	.006		5000.0000	5000.0000	
		ERROR:		.0043	-.0039	
1 PART IN 2.70413E+6						
			PERIMETER	AREA (sq ft)	AREA (acres)	
			15697.9459	15690155.4430	360.1964	



REFERENCE SURVEY VOL. C
PAGE 1897 IN THE TAX MAP OFFICE
"2024"