



**VAN HORN, HOOVER
& ASSOCIATES, INC.**

SURVEYING & ENGINEERING

P.O. BOX 612
FINDLAY, OHIO 45839

Ph.: (419) 423-5630
Fax: (419) 423-5772

LEGAL DESCRIPTION

FOR: Vicky Smalley

PARCEL "C"
Pt. NW1/4,
Section 33,
T1S, R13E,
4.097 Acs.

Situated in Crawford Township, County of Wyandot, State of Ohio and being a part of the NW1/4 of Section 33, T1S, R13E, a tract of land bounded and described as follows:

Beginning at a $\frac{1}{2}$ " Rebar set marking the intersection of the east line of the NW1/4 of Section 33 with the reservation line;

Thence along said east line of the NW1/4, S $03^{\circ}58'23''$ E, a distance of 470.71 feet to a wood post found set marking the northeast corner of a tract previously conveyed in Deed Volume 140, Page 039 of the Wyandot County Deed Records, referenced by a $\frac{1}{2}$ Rebar set S $89^{\circ}56'21''$ W, a distance of 30.00 feet, and passing a $\frac{1}{2}$ " Rebar set at 30.07 feet;

Thence along the north line of said previously conveyed tract, S $89^{\circ}56'21''$ W, a distance of 637.54 feet to a $\frac{1}{2}$ " Rebar set;

Thence N $00^{\circ}00'00''$ W, a distance of 94.25 feet to a pipe found marking the southwest corner of a tract previously conveyed in Deed Volume 209, Page 735;

Thence along the south line of said tract, N $90^{\circ}00'00''$ E, a distance of 301.79 feet to a pipe found marking the southeast corner of said tract;

Thence along the east line of said tract, N $00^{\circ}00'00''$ W, a distance of 376.00 feet to a $\frac{1}{2}$ " Rebar set marking the northeast corner of said tract and passing a $\frac{1}{2}$ " Rebar set at 30.00 feet south thereof;

Thence along said reservation line, also being the centerline of Township Highway No. 27, N $90^{\circ}00'00''$ E, a distance of 303.14 feet to the point of beginning and containing 4.097 Acres, more or less, of which 0.2095 Acres lie in the Road Right-of-way, subject however to all legal highways and prior easements of record.

NOTE: All bearings used are based on prior surveys of record assuming the reservation line to be S $90^{\circ}00'00''$ W, and are for the purpose of description only.

Wyandot County Deed Reference: Deed Volume 197, Page 282
Deed Volume 209, Page 735

(Parcel C)

I certify that this survey was prepared and completed by myself or under my direct supervision, and is based on a field survey performed in May 2020.

DATE: 6/28/20

SURVEY & LEGAL DESCRIPTION BY:


EDWARD
A. VAN HORN
Edward A. Van Horn
Registered Surveyor #6563563

REGISTERED SURVEYOR



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LEGAL DESCRIPTION

FOR: Vicky Smalley

PARCEL "A"
Pt. NW1/4,
Section 33,
T1S, R13E,
40.557 Acs.

Situated in Crawford Township, County of Wyandot, State of Ohio and being a part of the NW1/4 of Section 33, T1S, R13E, a tract of land bounded and described as follows:

Beginning at a wood post found set on the north line of the NW1/4 of Section 33 and described as lying S 89°22'18" E, a distance of 1338.11 feet from a P.K. Nail found marking the northwest corner of said NW1/4; and referenced by a ½" Rebar set at S 89°22'18" E, a distance of 30.00 feet, said wood post also marking the northeast corner of a tract previously conveyed in Deed Volume 143, Page 369 of the Wyandot County Deed Records, and referenced by a ½" Rebar set S 00°08'02" E, a distance of 30.00 feet;

Thence along said north line of the NW1/4, S 89°22'18" E, a distance of 1013.62 feet to a wood post found set marking the northwest corner of a tract of land previously conveyed in Deed Volume 140, Page 570 of the Wyandot County Deed Records, and referenced by a ½" Rebar set S 00°25'58" E, a distance of 30.00 feet;

Thence along the west line of said tract, S 00°25'58" E, a distance of 1729.86 feet to a ½" Rebar set on the reservation line and passing a ½" Rebar set at 30.00 feet northwesterly thereof;

Thence along said reservation line, also being the centerline of Township Highway No. 27, S 90°00'00" W, a distance of 1022.56 feet to a ½" Rebar set marking the southeast corner of said tract previously conveyed in Deed Volume 143, Page 369;

Thence along the east line of said tract, N 00°08'02" W, a distance of 1740.93 feet to the point of beginning and passing a ½" Rebar set at 30.00 feet, and containing 40.557 Acres of land, more or less, of which 0.7042 Acres lie in the Road Right-of-way, subject however to all legal highways and prior easements of record.

NOTE: All bearings used are based on prior surveys of record assuming the reservation line to be S 90°00'00" W, and are for the purpose of description only.

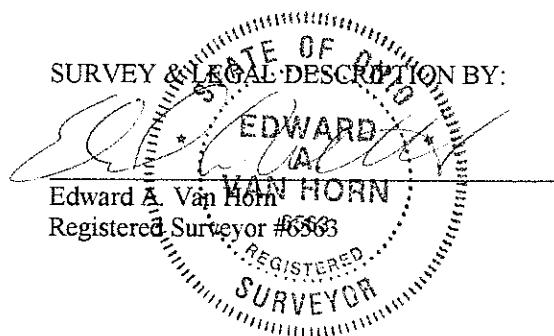
NOTE: The west line of the above described tract was established using a strong occupation fence and not by existing deeds.

Wyandot County Deed Reference: Deed Volume 197, Page 282
Deed Volume 209, Page 735

(Parcel A)

I certify that this survey was prepared and completed by myself or under my direct supervision, and is based on a field survey performed in May 2000.

DATE: 4/28/00





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LEGAL DESCRIPTION

FOR: Vicky Smalley

PARCEL "B"
Pt. NW1/4,
Section 33,
T1S, R13E,
21.970 Acs.

Situated in Crawford Township, County of Wyandot, State of Ohio and being a part of the NW1/4 of Section 33, T1S, R13E, a tract of land bounded and described as follows:

Beginning at a $\frac{1}{2}$ " Rebar set on the west line of the NW1/4 of Section 33 and described as lying N 03°27'15" W, a distance of 472.54 feet from a railroad spike found marking the southwest corner of said NW1/4, and referenced by a $\frac{1}{2}$ " Rebar set N 03°27'15" W, a distance of 30.00 feet from said railroad spike, said spike also marking the northwest corner of a tract previously conveyed in Deed Volume 140, Page 039 of the Wyandot County Deed Records;

Thence along said west line of the NW1/4, also being the centerline of County Highway No. 97, N 03°27'15" W, a distance of 473.25 feet to a railroad spike found set marking the intersection of said west line with the reservation line, and referenced by a $\frac{1}{2}$ " Rebar set, S 46°43'33" E, a distance of 43.77 feet, marking the intersection of the southerly right-of-way of Township Highway #27 with the easterly right-of-way line of County Highway #97;

Thence along reservation line, also being the centerline of Township Highway No. 27, N 90°00'00" E, a distance of 2044.76 feet to a $\frac{1}{2}$ " Rebar set marking the northwest corner of a tract previously conveyed in Deed Volume 209, Page 735;

Thence along the west line of said tract, and as extended, S 00°00'00" E, a distance of 470.25 feet to a $\frac{1}{2}$ " Rebar set on the north line of said tract previously conveyed in Deed Volume 140, Page 039, and passing a $\frac{1}{2}$ " Rebar set at 30.00 feet;

Thence along said north line, S 89°56'21" W, a distance of 2016.25 feet to the point of beginning and containing 21.970 Acres of land, more or less, of which 1.7128 Acres lie in the Road Right-of-ways, subject however to all legal highways and prior easements of record.

NOTE: All bearings used are based on prior surveys of record assuming the reservation line to be S 90°00'00" W, and are for the purpose of description only.

Wyandot County Deed Reference: Deed Volume 197, Page 282
Deed Volume 209, Page 735

(Parcel B)

I certify that this survey was prepared and completed by myself or under my direct supervision, and is based on a field survey performed in May 2000.

DATE: 4/26/02

