

# **PETERMAN ASSOCIATES, INC.**

## **Architects - Engineers - Surveyors**

3480 North Main Street

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6540 West Central Ave., Suite L

Toledo, Ohio 43617

Office (419) 843-8606 Fax (419) 843-8607

Job No.: 01-0869-1

**Since 1939**

525 E. Riverview Ave

Napoleon, Ohio 43545

Office (419) 592-6672

## **LEGAL DESCRIPTION**

For: E.S. Wagner Co.

20.807 Acres

Situated in the Township of Antrim, County of Wyandot, State of Ohio and being a part of the SW1/4 of Section 3, T3S, R15E, a tract of land bounded and described as follows:

Beginning at an iron pin found marking the northwest corner of said SW1/4 and being on the centerline of State Route No. 231;

thence on the north line of said SW1/4 and being the south line of an 84.89 acre tract of land as described in Deed Record 196 Page 898 of the Wyandot County Deed Records, also being the south Corporation line of the Village of Nevada, N89°20'30"E, a distance of 1711.30 feet an iron pin set at the northwest corner of a 69 acre tract of land as described in Deed Record 206, Page 967 of the Wyandot County Deed Records and on the Reservation line, passing an iron pin set at 30.00 feet;

thence on the west line of said 69 acre tract and said Reservation line, S00°02'25"W, a distance of 1039.91 feet to an iron pin found marking the northeast corner of a 39.42 acre tract of land as described in Deed Record 184, Page 943 of the Wyandot County Deed Records;

thence on the north line of said 39.42 acre tract, S88°21'36"W, a distance of 832.42 feet to an iron pin set;

thence parallel with said Reservation line, N00°02'25"E, a distance of 1014.17 feet to an iron pin set;

thence parallel with the north line of said SW1/4, S89°20'30"W, a distance of 879.34 feet to a railroad spike set on the west line of the said SW1/4 and said centerline, passing an iron pin set 30.00 feet east thereof;

thence on the said west line and said centerline, N00°15'58"E, a distance of 40.00 feet to the Point of beginning, containing 20.807 acres of land, more or less, subject however to all legal highways and prior easements of record.

Wyandot County Deed Reference: Deed Record 196, Page 898.

**NOTE:** The bearings in this legal description are based upon the centerline of State Route No. 231 having a bearing of N00°15'58"E.

I.P. Set = 1/2" x 30" Rebar with Peterman Associates' Cap.

The above legal description is based upon a land survey performed during June, 2001 by Peterman Associates, Inc. and was prepared by Thomas E. Silva, Professional Surveyor #7805.

Date: June 27, 2001

Revised December 20, 2001

Thomas E. Silva, P.S.

Professional Surveyor #7805

Peterman Associates, Inc.

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Job No.: 01-0793

Since 1939

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Napoleon, Ohio 43545  
Office (419) 592-6672

## LEGAL DESCRIPTION

For: E.S. Wagner Co.

3.364 Acres

Situated in the Township of Antrim, County of Wyandot, State of Ohio and being a part of the SW1/4 of Section 3, T3S, R15E, a tract of land bounded and described as follows:

Commencing at a stone found in a monument box marking the southwest corner of the SW1/4 of Section 3 and being the centerline intersection of State Route No. 231 with T.H. No. 56;

thence on the west line of said SE1/4 and said centerline of said State Route No. 231, N00°15'58"E, a distance of 1574.10 feet to the southwest corner of a 0.371 acre tract of land as described in Official Record 10, Page 611 of the Wyandot County Deed Records;

thence on the south line of said 0.371 acre tract, N88°21'36"E, a distance of 32.83 feet an iron pin found marking the southeast corner of said 0.371 acre tract and being on the east limited access right-of-way line of S.R. 231, said iron pin being the PRINCIPAL point of beginning of the tract of land herein described;

thence from the above described PRINCIPAL point of beginning, on the south line of a 42.16 acre tract of land as described in Deed Record 196, Page 898 of the Wyandot County Deed Records, N88°21'36"E, a distance of 1683.30 feet to an iron pin set on the west line of a 69 acre tract of land as described in Deed Record 206, Page 967 of the Wyandot County Deed Records and on the Reservation line;

thence on said west line and said Reservation line, S00°02'25"W, a distance of 41.75 feet to the northeast corner of a 21.076 acre tract of land as described in Official Record 9, Page 337 of the Wyandot County Deed Records and being on the northerly limited access right-of-way line of U.S. Route No. 30;

thence on said northerly limited access right-of-way line, S83°46'04"W, a distance of 619.30 feet to an iron pin found;

thence continuing on said limited access right-of-way line, S87°25'09"W, a distance of 1019.26 feet to an iron pin found;

thence continuing on said limited access right-of-way line, N44°11'32"W, a distance of 70.26 feet to an iron pin found;

thence continuing on said limited access right-of-way line, N00°15'58"E, a distance of 56.32 to the PRINCIPAL point of beginning and containing 3.364 acres of land, more or less, subject however to all legal highways and prior easements of record.

Wyandot County Deed Reference: Deed Record 184, Page 943.

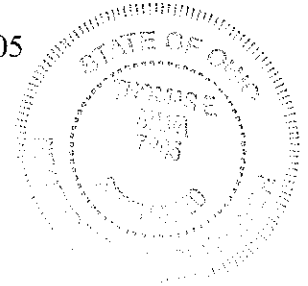
**NOTE:** The bearings in this legal description are based upon the centerline of State Route No. 231 having a bearing of N00°15'58"E.  
I.P. Set = ½" x 30" Rebar with Peterman Associates' Cap.

The above legal description is based upon a land survey performed during June, 2001 by Peterman Associates, Inc. and was prepared by Thomas E. Silva, Professional Surveyor #7805.

Date: June 7, 2001



Thomas E. Silva, P.S.  
Professional Surveyor #7805  
Peterman Associates, Inc.



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Job No.: 01-1514

**Since 1939**

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## **LEGAL DESCRIPTION**

For: Shelly & Sands, Inc.

5.000 Acres

Situated in the Township of Antrim, County of Wyandot, State of Ohio and being a part of the SW1/4 of Section 3, T3S, R15E, a tract of land bounded and described as follows:

Beginning at a railroad spike set on the west line of said SW1/4, being the centerline of State Route No. 231 and described as lying S00°15'58"W, a distance of 521.36 feet from an iron pin found marking the northwest corner of said SW1/4;

thence at right angles, S89°44'02"E, a distance of 432.59 feet an iron pin set, passing an iron pin set at 30.00 feet;

thence at right angles, parallel with the west line of said SW1/4, S00°15'58"W, a distance of 533.62 feet to an iron pin set on the north line of a 39.42 acre tract of land as described in Deed Record 184, Page 943 of the Wyandot County Deed Records;

thence on said north line, S88°21'36"W, a distance of 400.00 feet to an iron pin found on the easterly limited access right-of-way line of State Route No. 231;

thence on said easterly limited access right-of-way line, parallel with the west line of said SW1/4, N00°15'58"E, a distance of 491.58 feet to an iron pin set;

thence at right angles, continuing on said limited access right-of-way line, N89°44'02"W, a distance of 32.81 feet to a railroad spike set on the west line of the said SW1/4 and said centerline;

thence at right angles, on said west line and said centerline, N00°15'58"E, a distance of 55.34 feet to the Point of beginning, containing 5.000 acres of land, more or less, subject however to all legal highways and prior easements of record.

Wyandot County Deed Reference: Deed Record 196, Page 898.

**NOTE:** The bearings in this legal description are based upon the centerline of State Route No. 231 having a bearing of N00°15'58"E.

I.P. Set = 1/2" x 30" Rebar with Peterman Associates' Cap.

The above legal description is based upon a land survey performed during November, 2001 by Peterman Associates, Inc. and was prepared by Thomas E. Silva, Professional Surveyor #7805.

Date: November 26, 2001

Revised December 20, 2001

Thomas E. Silva, P.S.

Professional Surveyor #7805

Peterman Associates, Inc.

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