

**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: Anderson

PARCEL "B"
Pt. N1/2, NE1/4,
Section 19,
T1S, R13E,
24.806 Acs.

Situated in Crawford Township, County of Wyandot, State of Ohio and being a part of the N1/2 of the NE1/4 of Section 19, T1S, R13E, a tract of land bounded and described as follows:

Commencing at a railroad spike found marking the northeast corner of the NE1/4 of Section 19; said railroad spike referenced by a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set S50°14'55" W, a distance of 39.02 feet; thence along the east line of said NE1/4, S 00°00'00" W, a distance of 25.00 feet to a railroad spike found marking the intersection of the south line of a tract of land previously conveyed to the Budd Company by Volume 182, Page 178 of the Wyandot County Deed Records with said east line of the NE1/4; thence along said south line of the Budd Company, N 89°54'30" W, a distance of 925.53 feet to a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set marking the intersection of said south line with the northwesterly right-of-way line of the former AC & Y Railroad (now owned by Wheeling and Lake Erie Railway) and passing a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set at 30.00 feet and being the PRINCIPAL POINT OF BEGINNING of the tract to be herein described;

Thence along said northwesterly right-of-way of the former AC & Y Railroad, (now owned by Wheeling and Lake Erie Railroad) S 54°43'06" W, a distance of 2123.59 feet to an iron pin found marking the intersection of said northwesterly line of the former AC & Y Railroad (now owned by Wheeling and Lake Erie Railway) and the west line of said NE1/4 of Section 19;

Thence along said west line of the NE1/4, N 00°24'24" W, a distance of 1254.40 feet to a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set marking the northwest corner of said NE1/4 of Section 19;

Thence along the north line of said NE1/4 of Section 19, S 89°54'30" E, a distance of 256.26 feet to a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set marking the intersection of said north line of the NE1/4 of Section 19 with the south line of a tract of land previously conveyed to Josephine Smalley, Etal by Volume 214, Page 751 of the Wyandot County Deed Records;

Thence along said south line of the Josephine Smalley, Etal. tract and along a curve the left having a radius of 3040.71 feet and a central angle of 07°08'37", a length of curve distance of 379.12 feet to a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set; the chord of said curve bearing S 86°07'29" E, a distance of 378.87 feet;

Thence continuing along said south line of the Josephine Smalley, Etal. Tract, S 89°54'30" E, a distance of 1108.18 feet to the PRINCIPAL POINT OF BEGINNING and containing 24.806 Acres of land, more or less, of which 0.070 Acres lie within the east right-of-way of Township Highway No. 20, subject however to any prior easements of record.

REFERENCE SURVEY VOL. D
PAGE 294 IN THE TAX MAP OFFICE

(Parcel B)

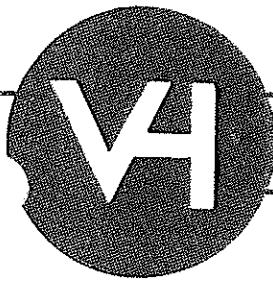
NOTE: All bearing used are assumed for the purpose of description only and are based on the east line of the NE1/4 being S 00°00'00" W.

DATE: 5/4/06

SURVEY & LEGAL DESCRIPTION BY:

Edward A. Van Horn HORN
Registered Surveyor #6563

REGISTERED
SURVEYOR



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

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LEGAL DESCRIPTION

FOR: Anderson

PARCEL "A"
Pt. N1/2, NE1/4,
Section 19,
T1S. R13E,
49.322 Acs.

Situated in the Village of Carey and Crawford Township, County of Wyandot, State of Ohio and being a part of the N1/2 of the NE1/4 of Section 19, T1S, R13E, a tract of land bounded and described as follows:

Beginning at a railroad spike found marking the intersection of the south right-of-way line of the former CCC & SC Railroad (now owned by the Budd Company) with the east line of the NE1/4 of Section 19 and described as lying S 00°00'00" W, a distance of 25.00 feet from a railroad spike found marking the northeast corner of said NE1/4; said point of beginning also referenced by a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set N 89°54'30" W, a distance of 30.00 feet; said northeast corner of the NE1/4 also referenced by a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set S50°14'55" W, a distance of 39.02 feet;

Thence from the above described point of beginning and along said east line of the NE1/4, also being the centerline of County Highway No. 96, S 00°00'00" W, a distance of 835.00 feet to a P.K. Nail set marking the northeast corner of a 0.49 Acre tract previously conveyed in Deed Volume 070, Page 394 of the Wyandot County Deed Records;

Thence along the north line of said tract, N 89°48'22" W, a distance of 180.36 feet (measured) to a 1/2" Rebar in concrete found marking the northwest corner of said tract and passing a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set at 30.00 feet;

Thence along the west line of said tract, S 00°00'00" W, a distance of 120.00 feet to a 5/8" Rebar with Van Horn, Hoover & Assoc. Cap set marking the southwest corner of said tract;

Thence along the south line of said tract, S 89°48'22" E, a distance of 180.36 feet to a P.K. Nail set on said east line of the NE1/4 of Section 19 and passing a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set at 150.36 feet;

Thence along said east line, also being the centerline of County Highway No. 96, S 00°00'00" W, a distance of 346.81 feet to a railroad spike found marking the southeast corner of the N1/2 of said NE1/4 of Section 19;

Thence along the south line of said N1/2 of the NE1/4 of Section 19, N 89°48'34" W, a distance of 2559.70 feet to an ODOT monument found marking the intersection of said south line with the northeasterly right-of-way line of State Highway No. 15, (U.S. Highway No. 23) and passing a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set at 30.00 feet;

Thence along said right-of-way, N 58°52'54" W, a distance of 25.25 feet to a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set marking the intersection of said right-of-way with the southeasterly right-of-way line of the former AC & Y Railroad (now owned by the Wheeling and Lake Erie Railroad);

REFERENCE SURVEY VOL. D
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(Parcel A)

Thence along said southeasterly right-of-way of the former AC & Y Railroad, (now owned by the Wheeling and Lake Erie Railroad) N 54°43'06" E, a distance of 1956.00 feet to a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. set;

Thence continuing along said south right-of-way line of the former AC & Y Railroad, (now owned by the Wheeling and Lake Erie Railroad) N 72°59'13" E, a distance of 516.97 feet to a 5/8" Rebar with Van Horn, Hoover & Associates, Inc. Cap set on the south right-of-way line of the former CCC & SC Railroad, (now owned by the Budd Company);

Thence along said south right-of-way line of the former CCC & SC Railroad, (now owned by the Budd Company) S 89°54'30" E, a distance of 490.23 feet to the point of beginning and containing 49.322 Acres of land, more or less, of which 0.897 Acres lie within the west right-of-way of County Highway No. 96 and the Village of Carey subject however to any prior easements of record.

NOTE: All bearing used are assumed for the purpose of description only and are based on the east line of the NE1/4 being S 00°00'00" W.

DATE: 5-4-26

SURVEY & LEGAL DESCRIPTION BY:
EDWARD A. VAN HORN
Edward A. VAN HORN
Registered Surveyor #6563
5563
REGISTERED SURVEYOR