

KOEHLER SURVEYING, INC.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388

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**LEGAL DESCRIPTION OF A 0.033 ACRE PARCEL  
FOR ADVANCED BIO-DEVELOPMENTS, LLC**

Being a parcel of land situated in part of the Southwest Quarter of Section 22, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the common corner of Sections 27, 28, 21 and 22  
and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 01° 23' 10" W along the west line of said Section 22  
(east line Section 21) a distance of 73.13 feet to a set iron rod on the southwesterly line of  
a parcel of land known as CSX Railroad;

thence S 29° 23' 09" E along said line a distance of 82.61 feet to a set iron rod on the  
south line of Section 22 (north line Section 27);

thence S 88° 20' 36" W along said line a distance of 38.79 feet to the **POINT OF  
BEGINNING**.

Containing in all 0.033 acre of land, more or less, being subject to all legal highways and  
easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in November/December, 2006.

Prior Deed Reference – Volume 156, Page 236; Volume 128, Page 325

06178-S

Tract 3



REFERENCE SURVEY VOL. D  
PAGE 324 IN THE TAX MAP OFFICE

KOEHLER SURVEYING, INC.  
P.O. BOX 28  
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(419) 294-5388

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**LEGAL DESCRIPTION OF A 71.259 ACRE PARCEL  
FOR ADVANCED BIO-DEVELOPMENTS, LLC**

Being a parcel of land situated in part of the Southeast Quarter of Section 21, the Northeast Quarter of Section 28 and the Northwest Quarter of Section 27, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the common corner of Sections 27, 28, 21 and 22 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 88° 20' 36" E along the north line of said Section 27 (south line Section 22) a distance of 38.79 feet to a set iron rod on the southwesterly line of a parcel of land known as CSX Railroad;

thence S 29° 23' 09" E along said line a distance of 264.70 feet to a set iron rod marking a corner of said CSX parcel;

thence S 00° 16' 13" E along a line of said CSX parcel a distance of 448.80 feet to a set iron rod marking a corner of said CSX parcel;

thence S 29° 23' 09" E along a line of said CSX parcel a distance of 710.00 feet to a set iron rod on north line of a parcel of land currently owned by D. G. Altwater, et ux;

thence S 87° 55' 35" W along the north line of said Altwater parcel a distance of 488.07 feet to a set iron rod on the west line of Section 27 (east line Section 28);

thence S 89° 50' 34" W along the north line of said Altwater parcel a distance of 1335.14 feet to a set MAG nail on the centerline of Township Highway 98, passing a set iron rod a distance of 1315.14 feet;

thence N 01° 30' 29" W along said centerline a distance of 1315.22 feet to a set MAG nail on the south line of Section 21 (north line Section 28), referenced by a set iron rod situated N 89° 02' 19" E a distance of 20.00 feet;

thence N 01° 28' 21" W along said centerline a distance of 913.44 feet to a found MAG nail marking the southwest corner of a parcel of land currently owned by C. Lamberjack, et ux;

thence N 87° 29' 02" E along the south line of said Lamberjack parcel a distance of 868.35 feet to found iron rod on the southwesterly line of the aforementioned CSX parcel, passing a found iron rod a distance of 20.00 feet;

thence S 29° 23' 09" E along the southwesterly line of said CSX parcel a distance of 1003.77 feet to set iron rod on the east line of said Section 21 (west line Section 22);

thence S 01° 23' 10" E along said line a distance of 73.13 feet to the **POINT OF BEGINNING.**

Containing in all 71.259 acres of land, more or less, of which 1.023 acres, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

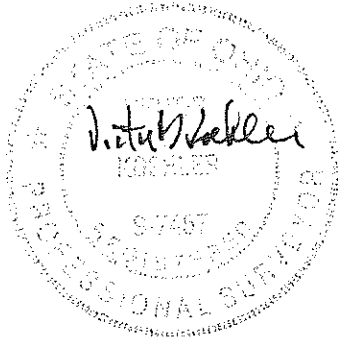
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in November/December, 2006.

Prior Deed Reference – OR Volume 56, Page 81.

06178-S

**Tract 1**



**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 69.317 ACRE PARCEL  
FOR ADVANCED BIO-DEVELOPMENTS, LLC**

Being a parcel of land situated in part of the Northeast Quarter of Section 28 and the Northwest Quarter of Section 27, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the east-west half section line of said Section 28 and the west line of the east half of the northeast quarter of said Section 28;

thence on an assumed bearing of N 89° 56' 24" E along said east-west half section line a distance of 107.04 feet to a set iron rod on the limited access right-of-way line of U. S. 23 marking the northwesterly corner of a parcel of land currently owned by the A. E. Baker Living Trust and being the **POINT OF BEGINNING**;

thence N 08° 16' 34" W along said limited access right-of-way line a distance of 483.76 feet to a set iron rod;

thence S 88° 29' 31" W along said limited access right-of-way line a distance of 50.00 feet to a set MAG nail on the centerline of Township Highway 98;

thence N 01° 30' 29" W along said centerline a distance of 35.33 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by S. J. Ruffing;

thence N 89° 02' 19" E along the south line of said Ruffing parcel a distance of 386.44 feet to a set iron rod marking the southeast corner of said Ruffing parcel, passing a set iron rod a distance of 78.84 feet;

thence N 01° 27' 41" W along the east line of said Ruffing parcel a distance of 293.00 feet to a set iron rod marking the northeast corner of said Ruffing parcel;

thence S 89° 02' 19" W along the north line of said Ruffing parcel a distance of 386.68 feet to a set MAG nail on the centerline of Township Highway 98 marking the northwest corner of said Ruffing parcel, passing a set iron rod a distance of 366.68 feet;

thence N 01° 30' 29" W along said centerline a distance of 506.79 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by A. E. Baker Living Trust;

thence N 89° 50' 34" E along the south line of said Baker Living Trust parcel a distance of 1335.14 feet to set iron rod on the east line of said Section 28 (west line Section 27) passing a set iron rod a distance of 20.00 feet;

thence N 87° 55' 35" E along the south line of said Baker Living Trust parcel and a southerly line of a parcel of land known as CSX Railroad a distance of 733.84 feet to a set iron rod on the southwesterly line of said CSX parcel;

thence S 29° 23' 09" E along the southwesterly line of said CSX parcel a distance of 1253.97 feet to a set iron rod;

thence N 01° 20' 57" W along the southwesterly line of said CSX parcel a distance of 36.17 feet to a set iron rod;

thence S 29° 23' 09" E along the southwesterly line of said CSX parcel a distance of 254.78 feet to a set iron rod on the east-west half section line of said Section 27;

thence S 87° 30' 33" W along said line a distance of 1442.79 feet to a set iron rod marking the east quarter post of said Section 27 and the west quarter post of said Section 28;

thence S 89° 56' 24" W along the east-west half section line of said Section 28 a distance of 1224.95 feet to the **POINT OF BEGINNING**.

Containing in all 69.317 acres of land, more or less, of which 0.837 acres, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in November/December, 2006.

Prior Deed Reference – Volume 178, Page 374.

06178-S

**Tract 2**



KOEHLER SURVEYING, INC.  
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(419) 294-5388

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**LEGAL DESCRIPTION OF A 0.033 ACRE PARCEL  
FOR ADVANCED BIO-DEVELOPMENTS, LLC**

Being a parcel of land situated in part of the Southwest Quarter of Section 22, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the common corner of Sections 27, 28, 21 and 22  
and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 01° 23' 10" W along the west line of said Section 22  
(east line Section 21) a distance of 73.13 feet to a set iron rod on the southwesterly line of  
a parcel of land known as CSX Railroad;

thence S 29° 23' 09" E along said line a distance of 82.61 feet to a set iron rod on the  
south line of Section 22 (north line Section 27);

thence S 88° 20' 36" W along said line a distance of 38.79 feet to the **POINT OF  
BEGINNING**.

Containing in all 0.033 acre of land, more or less, being subject to all legal highways and  
easements of record.

Bearings are assumed and are for angular measurement only.

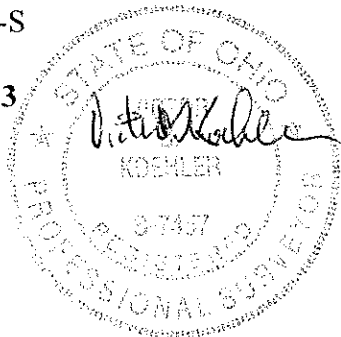
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in November/December, 2006.

Prior Deed Reference – Volume 156, Page 236; Volume 128, Page 325

06178-S

Tract 3



REFERENCE SURVEY VOL. 0  
PAGE 324 IN THE TAX MAP OFFICE

(TRACT 3)

KOEHLER SURVEYING, INC.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388

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LEGAL DESCRIPTION OF A 61.829 ACRE PARCEL  
FOR ADVANCED BIO-DEVELOPMENTS, LLC

Being a parcel of land situated in part of the Southeast Quarter of Section 28 and the Southwest Quarter of Section 27, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the east-west half section line of said section 28 and the west line of the east half of the southeast quarter of Section 28;

thence on an assumed bearing of N 89° 56' 24" E along said east-west half section line a distance of 107.04 feet to a set iron rod on the limited access right-of-way line of U. S. 23 marking the southwest corner of a parcel of land currently owned by the D. G. Altvater and being the **POINT OF BEGINNING**;

thence continuing N 89° 56' 24" E along said half section line a distance of 1224.95 feet to a set iron rod marking the west quarter post of said Section 27 (east quarter post Section 28);

thence N 87° 30' 33" E along the east-west half section line of said Section 27 a distance of 1442.79 feet to a set iron rod on the southwesterly line of a parcel of land known as CSX Railroad;

thence S 29° 23' 09" E along said line a distance of 1681.68 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by The Foundation for the Continuation of Big Brothers and Big Sisters of Hancock County;

thence S 87° 12' 23" W along the north line of said Foundation for the Continuation of Big Brothers and Big Sisters of Hancock County parcel a distance of 549.20 feet to a found iron pipe marking a corner of the limited access right-of-way line of U. S. Route 23;

thence S 87° 23' 52" W along said limited access right-of-way line a distance of 357.92 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by R. H. Kear, et al;

thence N 01° 28' 36" W along the east line of said Kear parcel a distance of 189.93 feet to a set iron rod marking the northeast corner of said Kear parcel;

thence S 87° 27' 16" W along the north line of said Kear parcel a distance of 437.83 feet to a set iron rod on the northeasterly limited access right-of-way line of U. S. Route 23 marking the northwest corner of said Kear parcel;

thence N 52° 56' 53" W along said limited access right-of-way line a distance of 530.28 feet to set iron rod;

thence N 63° 01' 43" W along said limited access right-of-way line a distance of 372.68 feet to a set iron rod;

thence N 61° 54' 17" W along said limited access right-of-way line a distance of 165.41 feet to a set iron rod;

thence N 63° 19' 55" W along said limited access right-of-way line a distance of 401.42 feet to a set iron rod;

thence N 61° 54' 17" W along said limited access right-of-way line a distance of 991.15 feet to a set iron rod;

thence N 08° 16' 34" W along said limited access right-of-way line a distance of 61.17 feet to the **POINT OF BEGINNING**.

Containing in all 61.829 acres of land, more or less, of which 0.488 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in November/December, 2006.

Prior Deed Reference – OR Volume 56, Page 81.

06178-S

**Tract 4**



KOEHLER SURVEYING, INC.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388

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**LEGAL DESCRIPTION OF A 1.418 ACRE PARCEL  
FOR ADVANCED BIO-DEVELOPMENTS, LLC**

Being a parcel of land situated in part of the Southwest Quarter of Section 27, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the east-west half section  
line of said Section 28 and the west line of the east half of the southeast quarter of said  
Section 28

thence on an assumed bearing of N 89° 56' 24" E along said east-west half section line a  
distance of 107.04 feet to a set iron rod on the limited access right-of-way line of U. S.  
23;

thence S 08° 16' 34" E along said limited access right-of-way line a distance of 61.17  
feet to a set iron rod;

thence S 61° 54' 17" E along said limited access right-of-way line a distance of 991.15  
feet to a set iron rod;

thence S 63° 19' 55" E along said limited access right-of-way line a distance of 401.42  
feet to a set iron rod;

thence S 61° 54' 17" E along said limited access right-of-way line a distance of 165.41  
feet to a set iron rod;

thence S 63° 01' 43" E along said limited access right-of-way line a distance of 372.68  
feet to a set iron rod;

thence S 52° 56' 53" E along said limited access right-of-way line a distance of 530.28  
feet to set iron rod marking a southerly corner of a parcel of land currently owned by A.  
E. Baker Living Trust and being the **POINT OF BEGINNING**;

thence N 87° 27' 16" E along a southerly line of said Baker Living Trust parcel a  
distance of 437.83 feet to a set iron rod marking a corner of said Baker Living Trust  
parcel;

thence S 01° 28' 36" E along a line of said Baker Living Trust parcel a distance of 198.02  
feet to a set iron rod on the limited access right-of-way line of U. S. Route 23;

thence S 89° 54' 26" W along said limited access right-of-way line a distance of 205.53  
feet to a set iron rod;

thence N 52° 57' 30" W along said limited access right-of-way line a distance of 296.88 feet to the **POINT OF BEGINNING**.

Containing in all 1.418 acres of land, more or less, being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in November/December, 2006.

Prior Deed Reference – Volume 144, Page 235.

06178-S

**Tract 5**

