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3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
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Job No. 12-0678-B

LEGAL DESCRIPTION

Phillips

18.381 Acres
Parcel B

Situated in the Township of Crawford, County of Wyandot, State of Ohio, and being part of the NE1/4 of Section 32, T1S, R13E, a tract of land bounded and described as follows:

BEGINNING at a mag nail found on the north line of the NE1/4 of Section 32, described as lying, S89°36'47"E, a distance of 97.50 feet from a railroad spike found marking the northwest corner of said NE1/4, said beginning point also being the northeast corner of a 2.001 acre tract of land as described in OR 189, Page 936 of the Wyandot County Official Records and referenced by an iron pin found S00°10'42"W, a distance of 20.00 feet;

thence along the north line of said NE1/4, also being the centerline of Township Highway No. 27 (40' R/W), S89°36'47"E, a distance of 648.13 feet to a mag nail set marking the northwest corner of a 74.40 acre tract of land as described in OR 211, Page 1602, OR 150, Page 177 and OR 145, Page 706 of the Wyandot County Official Records;

thence along the west line of said 74.40 acre tract, S00°02'33"W, a distance of 1113.27 feet to an iron pin set, passing an iron pin set at 20.00 feet;

thence, N89°26'56"W, a distance of 744.94 feet to an iron pin set on the west line of said NE1/4;

thence along the west line of said NE1/4, N00°00'22"E, a distance of 820.48 feet to an iron pin set on the south line of said 2.001 acre tract;

thence along the south line of said 2.001 acre tract, S89°45'14"E, a distance of 96.63 feet to an iron pin found marking the southeast corner of said tract;

thence along the east line of said 2.001 acre tract, N00°10'42"E, a distance of 290.42 feet to the Point of BEGINNING and containing 18.381 acres of land, more or less, of which 0.298 acres lie in the right-of-way of Township Highway No. 27, subject however to all legal highways and prior easements of record.

REFERENCE SURVEY VOL. D
PAGE 502 IN THE TAX MAP OFFICE

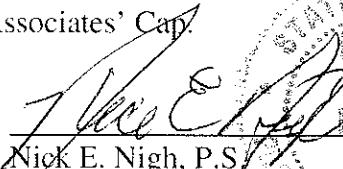
(PARCEL B)

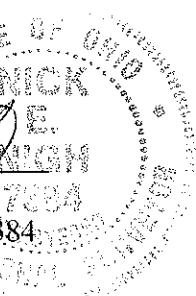
Wyandot County Official Records: Jeffery P. Phillips and Janeen E. Hennessy, OR 218 Page 2655 and OR 196, Page 2045

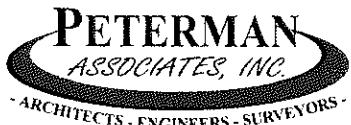
NOTE: The bearings in this legal description are based upon the north line of the NW1/4 of Section 32, Crawford Township bearing S89°49'18"E.
I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Revised December 3, 2012

Date: October 31, 2012


Nick E. Nigh, P.S. #7384
Professional Surveyor #7384


The seal of the State of Ohio, featuring a circular design with the words "THE STATE OF OHIO" around the perimeter, and a central figure holding a sword and shield.



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Job No. 12-0678-A

LEGAL DESCRIPTION

Phillips

29.381 Acres
Parcel A

Situated in the Township of Crawford, County of Wyandot, State of Ohio, and being part of the NW 1/4 of Section 32 and part of the NE 1/4 of Section 32, T1S, R13E, a tract of land bounded and described as follows:

BEGINNING at a mag nail found on the north line of the NW 1/4 of Section 32, described as lying, N89°49'18" W, a distance of 202.50 feet from a railroad spike found marking the northeast corner of said NW 1/4, said beginning point also being the northwest corner of a 2.001 acre tract of land as described in OR 189, Page 936 of the Wyandot County Official Records and referenced by an iron pin found S00°10'42" W, a distance of 20.00 feet;

thence along the west line of said 2.001 acre tract, S00°10'42" W, a distance of 290.42 feet to an iron pin found, passing an iron pin found at 20.00 feet;

thence along the south line of said 2.001 acre tract, S89°45'14" E, a distance of 203.37 feet to an iron pin set on the east line of said NW 1/4;

thence along the east line of said NW 1/4, S00°00'22" W, a distance of 820.48 feet to an iron pin set;

thence, S89°26'56" E, a distance of 744.94 feet to an iron pin set on the west line of a 74.40 acre tract of land as described in OR 211, Page 1602, OR 150, Page 177 and OR 145, Page 706 of the Wyandot County Official Records;

thence along the west line of said 74.40 acre tract, S00°02'33" W, a distance of 627.92 feet to an iron pin found on the north line of a 37.319 acre tract of land as described in OR 150, Page 177 and OR 150, Page 485 of the Wyandot County Deed Records;

thence along the north line of said 37.319 acre tract, N89°26'56" W, a distance of 744.54 feet to an iron pin found on the east line of said NW 1/4;

REFERENCE SURVEY VOL. *D*
PAGE 562 IN THE TAX MAP OFFICE
(PARCE A)

thence along the east line of said NW1/4, S00°00'22"W, a distance of 9.94 feet to an iron pin found marking the northeast corner of a 72.92 acre tract of land as described in Deed Volume 183, Page 678 , Deed Volume 175, Page 451 and Deed Volume 172, Page 243 of the Wyandot County Deed Records;

thence along the north line of said 72.92 acre tract, N89°28'16"W, a distance of 498.57 feet to a wood post found marking the southeast corner of a 75.23 acre tract of land as described in OR 192, Page 458 of the Wyandot County Official Records, referenced by an iron pin found N00°00'22"E, a distance of 2.00 feet;

thence along the east line of said 75.23 acre tract, N00°00'22"E, a distance of 1745.95 feet to a mag nail found on the north line of said NW1/4, passing an iron pin found at 2.00 feet and passing an iron pin set at 1725.95 feet;

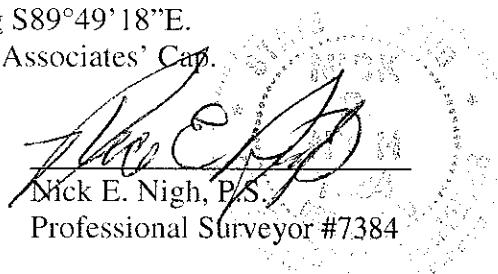
thence along the north line of said NW1/4, also being the centerline of Township Highway No. 27 (40' R/W), S89°49'18"E, a distance of 296.05 feet to the Point of BEGINNING and containing 29.381 acres of land, more or less, of which 0.136 acres lie in the right-of-way of Township Highway No. 27 in said NW1/4, 18.510 acres lie in said NW1/4 and 10.735 acres lie in said NE1/4, subject however to all legal highways and prior easements of record.

Wyandot County Official Records: Jeffery P. Phillips and Janeen E. Hennessy, OR 218, Page 2655, OR 196, Page 2045, OR 145, Page 704 and OR 150, Page 177

NOTE: The bearings in this legal description are based upon the north line of the NW1/4 of Section 32, Crawford Township bearing S89°49'18"E.
I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

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