

BEC ASSOCIATES

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LEGAL DESCRIPTION for Glenn Graffice & Son Inc.

Known as and being a parcel in Lot 6, Birchard and Cheseborough Subdivision of the North Part of Whitacre Reserve as recorded in Sandusky County Plat Volume 2 at Page 37, Sections 15 and 22, T5N, R15E, Sandusky Township, Sandusky County, Ohio and being more particularly described as follows:

Commencing at a found railroad spike marking the intersection of the North line of Section 22, T5N, R15E and the centerline of C.R. #166, Fangboner Road (50 foot right-of-way); thence proceeding South 00 degrees 27 minutes 24 seconds West in the said centerline of C.R. #166, Fangboner Road, 330.13 feet to a point in the South line Lot 6, Birchard and Cheseborough Subdivision of the North Part of Whitacre Reserve; thence proceeding South 89 degrees 54 minutes 09 seconds East in the South line of said Lot 6, 1481.09 feet to an iron pin set in the easterly right-of-way of Wheeling and Lake Erie Railroad as described in Sandusky County Deed Book 38 at Page 190 and also being the point and place of beginning of the parcel herein described;

Thence proceeding North 23 degrees 35 minutes 50 seconds West in the easterly right-of-way of Wheeling and Lake Erie Railroad, 1327.14 feet to an iron pin set in the North line of said Lot 6 and the South line of a parcel now or formerly owned by Thomas E. Linder as described in Sandusky County Deed Book 55 at Page 1415;

Thence proceeding South 89 degrees 28 minutes 51 seconds East in the North line of said Lot 6, passing through a found 5/8" iron pin at 18.62 feet, 1070.86 feet to a point in the westerly right-of-way of State Route #53 (varying right-of-way), said point referenced by a found 5/8" iron pin 0.10 feet East;

Thence proceeding South 00 degrees 58 minutes 39 seconds West in the westerly right-of-way of State Route #53, 72.12 feet to a set iron pin;


Thence proceeding South 23 degrees 48 minutes 31 seconds West in the westerly right-of-way of State Route #53, 650.69 feet to a set iron pin;

Thence proceeding South 22 degrees 37 minutes 42 seconds West in the westerly right-of-way of State Route #53, 584.09 feet to an iron pin set in the South line of said Lot 6;

Thence proceeding North 89 degrees 54 minutes 09 seconds West in the South line of said Lot 6 and the westerly right-of-way of State Route #53, 50.92 feet to the point and place of beginning. Said parcel contains 15.892 acres, of which 14.510 acres lies in Section 15 and 1.382 acres lies in Section 22, but is subject to all legal highways and easements of record.

All set iron pins are 5/8" x 30" rebar.

The above legal description was prepared by Allan W. Weirich, Professional Surveyor #7427, and is based on the assumption that the South line of Lot 6, Birchard and Cheseborough Subdivision of the North Part of Whitacre Reserve, Section 22, T5N, R15E, Sandusky Township, Sandusky County, Ohio bears South 89 degrees 54 minutes 09 seconds East and is also based on a survey completed in January, 2019.


Allan W. Weirich, P.S. #7427

1-25-19
Date



13-15-00-0036-00

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Employee Owned and Operated

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DESCRIPTION APPROVED
(ORIGINAL STAMPED IN RED INK)