

Legal Description for Parcel Number 23-28-00-0026-01

Situated in the Township of Scott, County of Sandusky and State of Ohio and being part of the Southeast Quarter of the Southeast Quarter of Section 28, Township 4 North, Range 13 East and being further bounded and described as follows:

Commencing at a rail road spike found marking the East $\frac{1}{4}$ corner of Section 28, and being on the centerline of County Road 32, 60 feet wide; thence South $01^{\circ} 00' 12''$ West along the East line of said Section 28, a distance of 1411.06 feet to a mag nail set on the curved centerline of County Road 11, 60 feet wide; thence along said curved centerline of County Road 11, deflecting to the left, an arc distance of 128.58 feet to a mag nail set at a point of tangency therein, said curve having a radius of 2864.79 feet, a delta angle of $02^{\circ} 34' 18''$ and a chord that bears South $68^{\circ} 13' 33''$ West, a distance of 128.57 feet; thence South $66^{\circ} 56' 24''$ West along said centerline of County Road 11, a distance of 731.75 feet to a mag nail set at a point of curvature therein; thence along said curved centerline of County Road 11, deflecting to the right, an arc distance of 216.30 feet to a Southwesterly corner of land conveyed to Michael J. Belmares by deed recorded in Official Records Book 165, Page 2649 of the Deed Records of Sandusky County, said curve having a radius of 5729.58 feet, a delta angle of $02^{\circ} 09' 47''$ and a chord that bears South $68^{\circ} 01' 09''$ West, a distance of 216.28 feet and being the Place of Beginning of the land herein described;

Course Number 1: thence along said curved centerline of County Road 11, deflecting to the right, an arc distance of 168.25 feet to a mag nail set at a point of tangency therein, said curve having a radius of 5729.58 feet, a delta angle of $01^{\circ} 40' 57''$ and a chord that bears South $69^{\circ} 56' 38''$ West, a distance of 168.24 feet;

Course Number 2: thence South $70^{\circ} 47' 06''$ West along said centerline of County Road 11, a distance of 197.16 feet to a Southeasterly corner of land conveyed to Chalfin Farms by deed recorded in Official Records Book 78, Page 2684 of the Deed Records of Sandusky County;

Course Number 3: thence North $00^{\circ} 11' 27''$ West along an Easterly line of said land conveyed to Chalfin Farms, passing through a $1 \frac{1}{4}''$ iron pipe found at a distance of 26.36 feet, the Northerly right of way of said County Road 11 at a distance of 31.73 feet, a total distance of 281.42 feet to a $\frac{5}{8}''$ by $30''$ iron pin set and capped at a Southwesterly corner of said land conveyed to Michael J. Belmares;

Course Number 4: thence North $86^{\circ} 44' 02''$ East along a Southerly line of said land conveyed to Michael J. Belmares, a distance of 347.26 feet to a $\frac{5}{8}''$ by $30''$ iron pin set and capped;

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(ORIGINAL STAMPED IN RED INK)

Course Number 5: thence South 00°29'33" West along a Westerly line of said land conveyed to Michael J. Belmares, passing through said Northerly right of way of County Road 11 at a distance of 146.29 and a 5/8" by 30" iron pin set and capped at a distance of 148.19 feet, a total distance of 178.62 feet to the Place of Beginning and containing 79,753 Square Feet or 1.8309 Acres of land more or less of which 10,993 Square Feet or 0.2524 Acres of land lie within the right of way of County Road 11 and being subject to all easements, restrictions and right-of-way of record.

This description is based upon a survey performed by Scott J. Casey, Professional Surveyor Number 8219 on September 21st of 2018, for Eracta Ohio 2132 East 9th Street, Cleveland Ohio 44115.

The Bearings for this survey are based on the East line of the Southeast Quarter of Section 28 as shown on the Plat of Survey prepared by John Fink, dated 2010 on file with the Sandusky County Engineer's Office and should be used as an assumed meridian and are for the express purpose of showing angular measurements.

All iron pins set are 5/8" diameter by 30" long rebar with plastic identification caps reading "Casey P.S. 8219".

Grantor herein acquired title thru deed recorded in Volume 433, Page 291 of the Deed Records of Sandusky County.

PPN: 23-28-00-0026-01

More commonly known as: 6208 County Road 11, Risingsun, OH 43457

Prior Deed: Book 433, Page 291

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