

## LEGAL DESCRIPTION

Situated in the Township of York, County of Sandusky, State of Ohio

Parcel A:

Known as and being a part of the Northeast quarter (NE 1/4) and the Southeast quarter (SE 1/4) of Section 12, T4N, R17E, York Township, Sandusky County, Ohio and being more particularly described as follows:

Beginning at a point at the Southeast corner of the Edgar L. Adams, Trustee 17.57 acre parcel as described in OR Book 48, Page 1082 of the Sandusky County Deed Records, said point also being on the centerline of County Road 312 (60' R/W), said point also known as the East quarter post of Section 12 and said point being North 00°-00'-00" East at a distance of 2632.48 feet from the Southeast corner of Section 12 and South 00°-00'-00" West at a distance of 2659.15 feet from the Northeast corner of Section 12;

- 1.) Thence South 00°-00'-00" West, along the centerline of County Road 312 and the East line of Section 12, a distance of 60.06 feet to a point at the Northeast corner of the Marcia A. Sberna 55.3186 acre parcel as described in OR Book 75, Page 546 of the Sandusky County Deed Records;
- 2.) Thence North 87°-24'-30" West, along a North line of the said Marcia Sberna 55.3186 acre parcel, a distance of 536.05 feet to a point;
- 3.) Thence North 02°-30'-00" East, along a East line of the said Marcia Sberna 55.3186 acre parcel, a distance of 60.00 feet to a point on the East-West half section line of Section 12;
- 4.) Thence North 87°-24'-30" West along the East-West half section line of Section 12 and a North line of the said Marcia Sberna 55.3186 acre parcel, a distance of 97.71 feet to a point at the Southeast corner of the Anthony J. Sberna 78.545 acre parcel as described in Volume 258, Page 230 of the Sandusky County Deed Records;
- 5.) Thence North 02°-19'-58" East along the East line of the said Anthony Sberna 78.545 acre parcel, a distance of 460.00 feet to a point;
- 6.) Thence South 87°-24'-30" East, along a South line of the said Anthony Sberna 78.545 acre parcel, a distance of 150.00 feet to a point on the West line of the aforesaid Edgar Adams 17.57 acre parcel;
- 7.) Thence South 02°-19'-58" West, along the West line of the said Edgar Adams 17.57 acre parcel, a distance of 460.00 feet to a point at the Southwest corner of the said Edgar Adams 17.57 acre parcel, said point also being on the East-West half section line of Section 12;

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8.) Thence South  $87^{\circ}-24'-30''$  East, along the South line of the said Edgar Adams 17.57 acre parcel and the East-West half section line of Section 12, a distance of 481.14 feet to the place of beginning containing 2.3206 acres of land more or less.

In the above description the bearings are referred to an assumed meridian for the purpose of indicating angles only.

Of the 2.3206 acre parcel, 0.041 of an acre is within the existing right of way of County Road 312 (60' R/W).

Of the 2.3206 acre parcel, 0.7366 of an acre is in the Southeast quarter of Section 12 and 1.5840 acres is in the Northeast quarter of Section 12.

The above description is based on deeds and surveys of record. No field observations were performed.

Parcel B:

Being a parcel of land situated in part of the Northeast 1/4 of Fractional Section 12 of York Township, Town-4-North, Range-17-East, Sandusky County, Ohio and being more particularly described as follows:

COMMENCING at a found  $3/4''$  iron pipe marking the East 1/4 post of Fractional Section 12 and the centerline of County Road 312 (Southwest Road) (60' R/W).

Thence, South  $01^{\circ} 37' 57''$  East, along the Easterly line of the Southeast quarter of said Fractional Section 12, a distance of 60.04 feet, to a found  $3/4$  iron pipe marking the Northeasterly corner of a parcel of land, now or formerly owned by Carl P. and Marcia A. Sberna thru Official Record 195, Page 971 of the records of Sandusky County;

Thence, North  $89^{\circ} 27' 37''$  West, along the Northerly line of said Sberna lands, passing at a distance of 30.03 feet, a set  $5/8''$  iron bar marking the Westerly right-of-way of said County Road 312, a total distance of 535.61 feet, to a set  $5/8''$  iron bar marking an interior corner of said Sberna lands;

Thence, North  $00^{\circ} 26' 52''$  East, along an Easterly line of said Sberna lands, a distance of 60.00 feet, to a set  $5/8''$  iron bar marking the East-West half line of said Fractional Section 12 and an exterior corner of said Sberna lands;

Thence, North  $89^{\circ} 27' 37''$  West, along the East-West half line of said Fractional Section 12 and the Northerly line of said Sberna lands, a distance of 97.71 feet, to a set  $5/8''$  iron bar marking the POINT OF BEGINNING;

Thence, North  $89^{\circ} 27' 37''$  West; a distance of 1,180.59 feet, to a set  $5/8''$  iron bar marking the intersection of the East-West half line of said Fractional Section 12 with the North-South half

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line of said Fractional Section 12 and the Easterly line of a parcel of land, now or formerly owned by O.G. Heter Farms, LLC thru Official Record 134, Page 2995;

Thence, North 00° 48' 17" East, along the North-South half line of said Fractional Section 12 and the Easterly line of said Heter Farms lands, a distance of 360.90 feet, to a set 5/8" iron bar;

Thence, North 86° 23' 36" East, a distance of 327.80 feet, to a set 5/8" iron bar;

Thence, North 37° 53' 44" East, a distance of 411.96 feet, to a set 5/8" iron bar;

Thence, North 01° 21' 43" East, a distance of 361.01 feet, to a set 5/8" iron bar;

Thence, South 87° 51' 04" East, passing at a distance of 18.70 feet and at 298.25 feet, set 5/8" iron bars for reference, a total distance of 749.66 feet, to a set 5/8" iron bar marking the Westerly line of a parcel of land, now or formerly owned by Hartley Grain Farms, LLC thru Official Record 113, Page 771;

Thence, South 00° 40' 39" West, along the Westerly line of said Hartley Grain Farms lands, a distance of 591.98 feet, to a set 5/8" iron bar;

Thence, North 89° 27' 38" West, a distance of 150.00 feet, to a set 5/8" iron bar;

Thence, South 00° 40' 39" West, a distance of 460.00 feet, to the POINT OF BEGINNING.

Containing in all, 22.7210 acres of land (989,728.61 sq. ft.), more or less. The meridian is based upon the Ohio North State Plane Coordinate System.

This legal description is based upon an actual field survey performed for Walt Sberna by James Dale Barnes, P.S. 8411, of Barnes Surveying in August, 2018.

Property Address: 860 County Road 312, Bellevue, OH 44811

Parcel No.: 01-12-00-0013-02

Prior Deed Reference: Deed from James Middleswarth and Grace Middleswarth, husband and wife, to Walter N. Sberna, Sr., and Tammy S. Sberna, filed April 28, 2010, and recorded as OR Book 89, Page 1210, of Sandusky County Records.

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