

**LEGAL DESCRIPTION**

Being a parcel of land situated in the southwest quarter of Section 33, Madison Township, Township-5-North, Range-13-East, Sandusky County, Ohio, described as follows:

Commencing at a found nail marking the southwest corner of said Section 33 and the centerline intersection of United States Route 6 and Township Road 26;

thence N 00° 36' 40" W nine hundred seventy-two and thirty-three hundredths (972.33) feet along the west line of said Section 33 and the centerline of Township Road 26 to a set railroad spike marking the northwesterly corner of a 0.212396 acre parcel of land now or formerly owned by Michael Bruns and Kristen Lee as described in Sandusky County Deed Volume 420, page 661, **THE POINT OF BEGINNING**;

thence N 00° 36' 40" W one hundred sixty-one and fifty hundredths (161.50) feet along the west line of said Section 33 and the centerline of Township Road 26 to a set railroad spike marking the northwesterly corner of a 1 acre parcel of land formerly owned by David Holcomb as described in Sandusky County Deed Volume 27, page 126;

thence S 89° 58' 09" E five hundred fifty-two and seventy-five hundredths (552.75) feet along the northerly line of said Holcomb's 1 acre parcel to a set iron rod marking the westerly line of a 18.87 acre parcel of land now or formerly owned by Kevin E. and Susan J. Shammo as described in Sandusky County Official Record Volume 211, page 2496, passing a set iron rod marking the easterly right-of-way of Township Road 26 at 30.00 feet;

thence S 00° 36' 40" E two hundred thirty-five and fifty hundredths (235.50) feet along the westerly line of said Shammo's 18.87 acre parcel to a set iron rod marking the northeasterly corner of a 1-1/2 acre parcel of land now or formerly owned by David J. Fisher Jr. as described in Sandusky County Deed Volume 403, page 724 (parcel 1 in deed);

thence N 89° 58' 09" W four hundred seventeen and seventy-five hundredths (417.75) feet along the northerly line of said Fisher's 1-1/2 acre parcel to a set railroad spike marking the southeasterly corner of said Bruns and Lee's 0.212396 acre parcel;

thence N 00° 36' 40" W seventy-four and zero hundredths (74.00) feet along the easterly line of said Bruns and Lee's 0.212396 acre parcel to a set iron rod marking the northeasterly corner thereof;

thence N 89° 58' 09" W one hundred thirty-five and zero hundredths (135.00) feet along the northerly line of said Bruns and Lee's 0.212396 acre parcel to **THE POINT OF BEGINNING**.

Containing in all, **2.759** acres of land, more or less, subject to all legal highways and easements.

There are 0.111 acres of the 2.759 acre parcel in the road right-of-way.

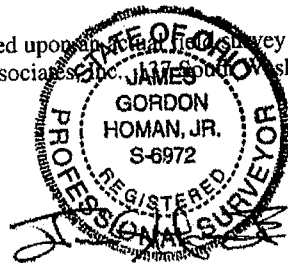
The bearing of the centerline of Township Road 26 is assumed N 00° 36' 40" W.

Bearings are assumed and for angular measurement only.

All iron rods set are 5/8" diameter by 30" length with personalized caps marked HANK AND ASSOC. driven flush.

This 2.759 acre legal description is based upon an actual field survey and was done by James G. Homan, Jr., P.S. #6972, HANK and Associates, Inc., 117 South Washington Street, Tiffin, Ohio in August, 2021.

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**DESCRIPTION APPROVED**  
**(ORIGINAL STAMPED IN RED INK)**