



LEGAL DESCRIPTION

For: Whalen Realty & Auction

61.123 Acres

A parcel of land located in part of the Northeast Quarter of Section 21, Town 7 North, Range 12 East, Lake Township, Wood County, Ohio and being further bounded and described as follows:

Commencing from a stone found marking the Southwest corner of the Northeast Quarter of said Section 21, also being on the Westerly right of way line of Cumming Road (60' right of way) also being the Northwestern corner of lands now or formerly owned by Richard P. and Harold J. Welling Trustees through Volume 753, Page 169 of the Wood County Records;

Thence Easterly along the South line of the Northeast Quarter of said Section 21, South 89 degrees 46 minutes 30 seconds East, a distance of 60.00 feet to a 1/2-inch iron pipe found on the Easterly right of way line of said Cummings Road and the **True Point of Beginning** of the parcel herein described;

1. Thence Northerly along the Easterly right of way line of said Cummings Road, North 00 degrees 20 minutes 33 seconds West, a distance of 1964.51 feet to an iron pin set on the Southerly right of way line of State Route 795 (right of way varies);
2. Thence Northeasterly along the Southerly right of way line of said State Route 795, North 38 degrees 41 minutes 04 seconds East, a distance of 43.27 feet to an iron pin set;
3. Thence Northeasterly along the Southerly right of way line of said State Route 795, North 81 degrees 28 minutes 54 seconds East, a distance of 1258.72 feet to a 1/2-inch iron pipe found on the East line of the West Half of the Northeast Quarter of said Section 21, also being the Northwestern corner of lands now or formerly owned by Gary I. and Dianne L. Welling through Volume 3389, Page 1013 of the Wood County Records;
4. Thence Southerly along the East line of the West Half of the Northeast Quarter of said Section 21, also being the West line of said Welling lands and the West line of lands now or formerly owned by Gary I. & Dianne L. Welling through Volume 3500, Page 902 of the Wood County Records, South 00 degrees 19 minutes 47 seconds East, a distance of 2189.74 feet to a 1/2-inch iron pipe found marking the Southeast corner of the West Half of the Northeast Quarter of said Section 21;

5. Thence Westerly along the South line of the Northeast Quarter of said Section 21, also being the Northerly line of said Welling lands, North 89 degrees 46 minutes 30 seconds West, a distance of 1272.75 feet to the **True Point of Beginning**, containing in all 61.123 acres of land more or less, subject however to all legal highways and prior easements of record.

61.123 Acres in Parcel No. H28-712-210000008000.

Grantor claims title by Volume 3101, page 955 of the Wood County Records.

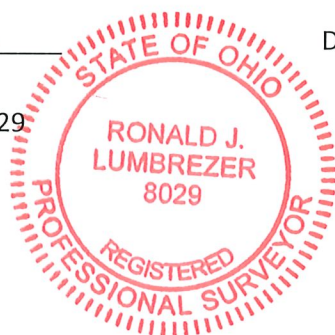
The above legal description is based on a land survey performed during March of 2020, by DGL Consulting Engineers, LLC. and was prepared by Ronald J. Lumbrezer, Ohio Professional Surveyor #8029.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

All references to "an iron pin set" are 5/8" diameter x 30" long iron pins with cap "DGL – RJL 8029"



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Date: 3/19/2020