

# HANK AND ASSOCIATES, INC.



ENGINEERING ~ SURVEYING



Daniel J. Nichols, P.S.

James G. Homan, Jr., P.S.

137 South Washington Street • Tiffin, Ohio 44883  
Telephone: (419) 447-4300 • Facsimile: (419) 447-2076

## LEGAL DESCRIPTION

Being a parcel of land situated in the southwest quarter of Section 33, Tymochtee Township, Town-1-South, Range-14-East, Wyandot County, Ohio, described as follows:

Commencing at a set P-K nail marking the west quarter post of said Section 33 and the centerline of County Road 38; thence S 90° 00' 00" E two hundred forty-four and thirty-two hundredths (244.32) feet along the east-west quarter section line and said centerline to a set P-K nail, said nail marking the northeasterly corner of a 1.973 acre parcel of land as described in Deed Volume 198, page 305, Exception No. #2 in the Wyandot County Recorder's office and the northeasterly corner of said 1.973 acre parcel of land now or formerly owned by Robert and Charlotte Frederick as described in Deed Volume 167, page 729 in the Wyandot County Recorder's office;

thence S 90° 00' 00" E thirty-one and thirty-seven hundredths (31.37) feet along said east-west quarter section line and said centerline to a set P-K nail marking the northwesterly corner of a 18.398 acre parcel of land as described in Deed Volume 198, page 305, Exception No. #1 in the Wyandot County Recorder's office;

thence S 17° 00' 05" E two hundred three and twenty-two hundredths (203.22) feet along the westerly line of said 18.938 acre parcel to a found iron pipe;

thence S 10° 02' 25" E one hundred seven and thirteen hundredths (107.13) feet along the westerly line of said 18.938 acre parcel to a found iron pipe;

thence S 10° 03' 15" E one hundred nine and seventy-one hundredths (109.71) feet along the westerly line of said 18.938 acre parcel to a set iron rod;

thence S 07° 44' 45" W one hundred sixty-eight and eighty-eight hundredths (168.88) feet along the westerly line of said 18.938 acre parcel to a set iron rod marking the southwesterly corner thereof, THE POINT OF BEGINNING;

thence S 76° 40' 55" E four hundred twenty and eleven hundredths (420.11) feet along the southerly line of said 18.938 acre parcel to a found iron pipe marking the southeasterly corner thereof and said pipe marking the southwesterly corner of a 1.63 acre parcel of land now or formerly owned by Michael Kramer as described in Deed Volume 191, page 621 in the Wyandot County Recorder's office;

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thence S 07° 01' 55" E twenty-three and fifty-nine hundredths (23.59) feet to a set iron rod;

thence S 72° 42' 31" W one hundred ninety-three and seventy-three hundredths (193.73) feet to a set iron rod;

thence S 40° 32' 34" W one hundred thirty-six and seventy-four hundredths (136.74) feet to a set iron rod;

thence N 40° 30' 16" W one hundred seventy-eight and seventy-one hundredths (178.71) feet to a set iron rod;

thence N 08° 29' 26" W one hundred forty-seven and forty-one hundredths (147.41) feet to THE POINT OF BEGINNING.

Containing in all, 1.246 acres of land, more or less, subject to all legal highways and easements.

Bearings are assumed and for angular measurement only.

This legal description is based upon a survey done by James G. Homan Jr., P.S. #6972, HANK AND ASSOCIATES, INC., in November, 1994.

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## EASEMENT DESCRIPTION

Being a parcel of land situated in the southwest quarter of Section 33, Tymochtee Township, Town-1-South, Range-14-East, Wyandot County, Ohio, described as follows:

Commencing at a set P-K nail marking the west quarter post of said Section 33 and the centerline of County Road 38; thence S 90° 00' 00" E two hundred forty-four and thirty-two hundredths (244.32) feet along the east-west quarter section line and said centerline to a set P-K nail, THE POINT OF BEGINNING, said nail marking the northeasterly corner of a 1.973 acre parcel of land as described in Deed Volume 198, page 305, Exception No. #2, in the Wyandot County Recorder's office and the northeasterly corner of said 1.973 acre parcel of land now or formerly owned by Robert and Charlotte Frederick as described in Deed Volume 167, page 729 in the Wyandot County Recorder's office;

thence S 90° 00' 00" E thirty-one and thirty-seven hundredths (31.37) feet along said east-west quarter section line and said centerline to a set P-K nail marking the northwesterly corner of a 18.398 acre parcel of land as described in Deed Volume 198, page 305, Exception No. #1, in the Wyandot County Recorder's office;

thence S 17° 00' 05" E two hundred three and twenty-two hundredths (203.22) feet along the westerly line of said 18.938 acre parcel to a found iron pipe;

thence S 10° 02' 25" E one hundred seven and thirteen hundredths (107.13) feet along the westerly line of said 18.938 acre parcel to a found iron pipe;

thence S 10° 03' 15" E one hundred nine and seventy-one hundredths (109.71) feet along the westerly line of said 18.938 acre parcel to a set iron rod;

thence S 07° 44' 45" W one hundred sixty-eight and eighty-eight hundredths (168.88) feet along the westerly line of said 18.938 acre parcel to a set iron rod marking the southwesterly corner thereof;

thence N 76° 40' 54" W thirty and fourteen hundredths (30.14) feet to a set iron rod;

thence N 07° 44' 45" E one hundred sixty-one and twenty-six hundredths (161.26) feet to a set iron rod;

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thence N 10° 03' 15" W one hundred ten and thirty-three hundredths (110.33) feet to a set iron rod marking the southeasterly corner of said 1.973 acre parcel;

thence N 10° 02' 25" W one hundred and zero hundredths (100.00) feet along the easterly line of said 1.973 acre parcel to a set iron rod;

thence N 17° 00' 05" W two hundred ten and fifty-six hundredths (210.56) feet along the easterly line of said 1.973 acre parcel to THE POINT OF BEGINNING, passing a set iron rod on the southerly right-of-way of said road.

Containing in all, 0.403 acres of land, more or less, subject to all legal highways and easements.

Bearings are assumed and for angular measurement only.

This legal description is based upon a survey done by James G. Homan Jr., P.S. #6972, HANK AND ASSOCIATES, INC., in November, 1994.

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