

HANK AND ASSOCIATES, INC.



ENGINEERING



SURVEYING



Daniel J. Nichols, P.S.

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

137 South Washington Street • Tiffin, Ohio 44883
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LEGAL DESCRIPTION

Being a parcel of land situated in the Northeast Quarter of Section 20, Crawford Township, Town-1-South, Range-13-East, and being in the Village of Carey, Wyandot County, Ohio, described as follows:

Commencing at a found iron pipe marking the northeast corner of Section 20 and also marking the northeasterly corner of a 8.12 acre parcel of land now or formerly owned by The Village of Carey as described in Wyandot County Deed Volume 108, Page 213;

thence North 89° 56' 10" West one hundred seventeen and fifty hundredths (117.50) feet along said Village of Carey's northerly line to the northwesterly corner thereof;

thence South 35° 26' 42" West six hundred four and zero hundredths (604.00) feet along said Village of Carey's westerly line to a found iron rod marking the northeasterly corner of a 1.817 acre parcel of land now or formerly owned by Melissa Johnson as described in Wyandot County Deed Volume 208, Page 790;

thence North 53° 58' 58" West three hundred two and forty-two hundredths (302.42) feet along said Johnson's northerly line to a found iron pipe marking the northwesterly corner thereof;

thence South 36° 19' 58" West thirty-nine and ninety-six hundredths (39.96) feet along said Johnson's westerly line to the southeasterly corner of a 0.16 acre parcel of land now or formerly owned by Doris Fox as described in Wyandot County Deed Volume 140, Page 442 and Deed Volume 135, Page 537, **THE POINT OF BEGINNING**;

thence **South 36° 19' 58" West** seventy-nine and seventy-seven hundredths (79.77) feet along said Johnson's westerly line to a found iron rod marking the northeasterly corner of a 0.25 acre parcel of land now or formerly owned by James Stroub, et ux as described in Wyandot County Deed Volume 178, page 988;

thence **North 54° 02' 27" West** one hundred eighty-two and ninety hundredths (182.90) feet along said Stroub's northerly line to a found iron rod marking the easterly right-of-way of Glenn Avenue and also marking the beginning of a curve concave to the northeast with a radius of 11409.20 and a central angle of 00° 23' 21";

thence northeasterly along said curve and said right-of-way with a chord bearing of **North 36° 13' 19" East** and a chord distance of seventy-seven and fifty-one hundredths (77.51) feet to a set iron rod marking said Fox's southwesterly corner thereof;

thence **South 54° 44' 53" East** one hundred eighty-three and eight hundredths (183.08) feet along said Fox's southerly line to **THE POINT OF BEGINNING**.

Containing in all, **0.330** acres of land, more or less, subject to all legal highways and easements.

The bearing of the north line of Section 20 is assumed **N 89° 56' 10" W.**

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8 inch diameter by 30 inch length with personalized caps marked **HANK & ASSOC.**

This 0.330 acre legal description is based upon a survey done by Daniel J. Nichols, P.S. #7460, in February, 1998.

981030.leg

SURVEYED FOR: _____

VOLUME: _____ PAGE: _____

FROM PARCEL NUMBER: _____

DATE RECORDED: _____

KOEHLER SURVEYING
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 16.967 ACRE PARCEL
FOR THE DONNA M. FROST ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 1, T-3-S, R-14-E, Crane Township, and part of the Southeast Quarter of Section 36, T-2-S, R-14-E, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of centerlines of Township Highway 55 and Township Highway 127;

thence on an assumed bearing of S 89° 50' 20" E along the centerline of Township Highway 55 a distance of 629.79 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a found railroad spike a distance of 589.79 feet;

thence N 00° 09' 40" E a distance of 381.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 89° 50' 20" W a distance of 150.85 feet to a set iron rod;

thence N 00° 19' 55" W a distance of 834.09 feet to a set iron rod;

thence N 71° 41' 21" E a distance of 47.11 feet to a set iron rod;

thence N 00° 12' 42" E a distance of 649.61 feet to a set iron rod;

thence N 89° 45' 43" E a distance of 150.00 feet to a set iron rod;

thence N 00° 12' 42" W a distance of 418.24 feet to a set iron rod on the south line of Consolidated Railway;

thence S 85° 46' 11" E along the south line of Consolidated Railway a distance of 625.22 feet to a set iron rod on the west line of a parcel of land owned by Thomas E. Bardon;

thence S 00° 12' 42" E along the west line of said Bardon parcel a distance of 803.74 feet to a point on the common line of said Sections 1 and 36, said point referenced by a set iron rod situated S 89° 45' 43" W a distance of 5.00 feet;

thence N 89° 45' 43" E along said Section line and Bardon property line a distance of 10.72 feet to a point referenced by a set iron rod situated S 89° 45' 43" W a distance of 15.72 feet;

thence S 74° 39' 55" W a distance of 362.63 feet to a point referenced by a set iron rod situated N 00° 12' 42" W a distance of 25.00 feet;

thence S 69° 24' 32" W a distance of 473.12 feet to a set iron rod;

thence S 00° 19' 55" E a distance of 765.36 feet to a set iron rod;

thence S 89° 50' 20" E a distance of 171.19 feet to a set iron rod;

thence S 00° 09' 40" W a distance of 421.00 feet to a set MAG nail on the centerline of Township Highway 55, passing a set iron rod a distance of 391.00 feet;

thence N 89° 50' 20" W along said centerline a distance of 60.00 feet to the **POINT OF BEGINNING**.

Containing in all 16.967 acres of land, more or less, of which 0.041 acre, more or less, will be contained within the right-of-way of Township Highway 55. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in August, 2000.

Prior Deed Reference – Volume 210, Page 828.

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Parcel #2