

# HANK AND ASSOCIATES, INC.



ENGINEERING



SURVEYING



Daniel J. Nichols, P.S.

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## LEGAL DESCRIPTION

Being a parcel of land situated in Lot 1 of Smithville (Plat Volume 1, page 28)(Slide 14), Southeast quarter of Section 3, Crane Township, Township-2-South, Range-14-East, Wyandot County, Ohio, described as follows:

**BEGINNING** at a set iron rod marking the most easterly corner of said Lot 1 and the northwesterly right-of-way of State Route 67;

thence S 39° 48' 59" W one hundred twenty-one and sixty-eight hundredths (121.68) feet along the east line of Lot 1 to a set iron rod;

thence S 02° 18' 59" W fifty-two and twenty-seven hundredths (52.27) feet to the a set nail marking the centerline of State Route 67 and the beginning of a concave curve to the left having a radius of 17,188.80 feet;

thence Southwesterly one hundred sixty-nine and thirty-seven hundredths (169.37) feet (chord bearing S 38° 41' 59" W, chord distance one hundred sixty-nine and thirty-seven hundredths (169.37) feet along said centerline and said curve from which a found concrete monument for reference bears N 21° 08' 29" E one hundred and twelve hundredths (100.12) feet;

thence S 38° 25' 03" W three hundred seventeen and forty-seven hundredths (317.47) feet along said centerline to a set nail marking the northeasterly corner of a parcel of land now or formerly owned by William J. and Mary L. Shedenhelm as described in Wyandot County Deed Volume 198, page 11;

thence N 51° 34' 57" W one hundred thirty-two and zero hundredths (132.00) feet along said Shedenhelm's northerly line to the Old Channel of Sandusky River, passing set iron rods on line for reference at fifty and zero hundredths (50.00) feet and at one hundred twelve and zero hundredths (112.00) feet;

thence N 00° 01' 21" W one hundred seventeen and sixty-eight hundredths (117.68) feet from which a set iron rod for reference bears S 74° 31' 12" E twelve (12) feet;

thence N 15° 28' 48" E one hundred thirty-four and ninety hundredths (134.90) feet from which a set iron rod for reference bears S 49° 07' 03" E fifteen (15) feet;

thence N 40° 52' 57" E one hundred twenty-three and seventy-nine hundredths (123.79) feet from

which a set iron rod for reference bears S  $29^{\circ} 32' 54''$  E eight (8) feet;

thence N  $60^{\circ} 27' 06''$  E two hundred eighteen and eighty hundredths (**218.80**) feet from which a set iron rod for reference bears S  $43^{\circ} 25' 08''$  E six (6) feet;

thence N  $39^{\circ} 38' 14''$  E one hundred eleven and twenty-seven hundredths (**111.27**) feet to the most northerly corner of Lot 1 of Smithville, from which a set iron rod for reference bears S  $50^{\circ} 11' 01''$  E five (5) feet;

thence S  $50^{\circ} 11' 01''$  E one hundred forty-one and zero hundredths (**141.00**) feet along the northerly line of said Lot 1 to **THE POINT OF BEGINNING**.

Containing in all, **3.058** acres of land, more or less, subject to all legal highways and easements.

The bearing of State Route 67 is assumed S  $38^{\circ} 25' 03''$  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 3.058 acre legal description is based upon a survey done by James G. Homan, Jr., P.S. #6972, in April, 2000.

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REFERENCE SURVEY VOL. 1  
PAGE 377 IN THE TAX MAP OFFICE