

HANK AND ASSOCIATES, INC.



ENGINEERING



SURVEYING



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LEGAL DESCRIPTION

Being part of Outlot 3 in Plat Volume 1, Page 30 situated in the Northeast Quarter of Section 20, Crawford Township, Township-1-South, Range-13-East, and in the Village of Carey, Wyandot County, Ohio, described as follows:

Commencing at a found iron rod marking the northwesterly corner of Lot 3 in Plat Volume 1, Page 30 of the Wyandot County Recorder's Office and marking the southerly right-of-way of Glenn Avenue and also marking the southwesterly corner of a parcel of land now or formerly owned by Tracy L. Gardner as described in Wyandot County Official Record Volume 75, Page 184;

thence **S 54° 02' 27" E** one hundred twenty-five and zero hundredths (125.00) feet along said Gardner's southerly line to a found iron rod, **THE POINT OF BEGINNING**;

thence **S 54° 02' 27" E** fifty-seven and zero hundredths (57.00) feet along said Gardner's southerly line to a found iron rod marking the southeasterly corner thereof;

thence **N 36° 19' 58" E** two hundred fourteen and ninety-one hundredths (214.91) feet along said Gardner's easterly line and the easterly line of the following parcels of land now or formerly owned by James Stroub et ux as described in Wyandot County Deed Volume 178, Page 988, and as described in Wyandot County Official Record Volume 50, Page 531, and Mary E. Fox as described in Wyandot County Official Record Volume 114, Page 62 to a found iron pipe marking the southerly line of a parcel of land now or formerly owned by Howard J. Stansbery, et ux, as described in Wyandot County Deed Volume 217, Page 540 and Official Records Volume 10, Page 74;

thence **S 53° 58' 58" E** three hundred two and forty-two hundredths (302.42) feet along said Howard J. Stansbery, et ux southerly line to a found iron rod marking the southeasterly corner thereof and also marking the westerly line 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 **S 35° 26' 42" W** two hundred eighty-eight and ten hundredths (288.10) feet along The Village of Carey's westerly line to a found iron rod marking the southwesterly corner thereof and also marking the northerly line of a 10.00 acre parcel of land now or formerly owned by The Village of Carey as described in Wyandot County Deed Volume 108, Page 213;

thence **N 71° 16' 55" W** five hundred twenty-nine and eighty-two hundredths (529.82) feet along The Village of Carey's northerly line to a found nail marking the southeasterly right-of-way of Glen Avenue, passing a set iron rod at five hundred nine and eighty-two hundredths (509.82) feet on line and for reference;

thence **N 34° 37' 05" E** twenty-eight and eighty-two hundredths (**28.82**) feet along said southeasterly right-of-way to a found nail, referenced by a found iron rod at **S 55° 51' 18" E** five and zero hundredths (**5.00**) feet;

thence **S 55° 51' 18" E** five and zero hundredths (**5.00**) feet along said right-of-way to a found iron rod;

thence **N 32° 10' 52" E** twelve and two hundredths (**12.02**) feet along said right-of-way to a found iron rod marking the beginning of a curve to the left with a radius of 11426.20 and a central angle of **00° 21' 34"**;

thence along said right-of-way and curve with a chord bearing of **N 34° 46' 57" E** and a chord distance of seventy-one and sixty-five hundredths (**71.65**) feet to a found iron rod;

thence **S 67° 55' 13" E** one hundred thirty-eight and twenty-three hundredths (**138.23**) feet to a found iron rod;

thence **N 40° 14' 43" E** eighty-five and zero hundredths (**85.00**) feet to a found iron rod to **THE POINT OF BEGINNING**.

Containing in all, **2.935 acres** of land, more or less, subject to all legal highways and easements.

The bearing of Glenn Avenue is assumed **N 34° 37' 05" E**.

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 2.935 acre legal description is based upon an actual field survey done by Daniel J. Nichols, P.S. #7460, HANK and Associates, Inc., 137 South Washington Street, Tiffin, Ohio 44883 in April, 2005.

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