

**DESCRIPTION OF A 0.765 ACRE TRACT  
FROM EKLEBERRY TO VILLAGE OF SYCAMORE**

Situated in the State of Ohio, County of Wyandot, Village of Sycamore. Being part of the Northwest Quarter of Section 20, T-1-S, R-15-E, South and East of the First Principal Meridian and Base Line, and being part of a 3.729 acre tract conveyed to Richard D. Ekleberry, Trustee, or his successors in trust, under the Richard D. Ekleberry Living Trust in Official Record 149, Page 281 and being more particularly described as follows:

**Commencing** at a MAG nail found with MAG nail cross-ties over a reported found limestone, 6" x 6", down 17" at the intersection of the centerlines of Pemberton Street and Eighth Street in the Village of Sycamore;

Thence **South 00°01'26" West** for a distance of **30.00 feet** along the centerline of Pemberton Street to a point referenced by an iron pipe set North 89°50'17" East at a distance of 30.00 feet;

Thence **North 89°50'17" East** for a distance of **30.00 feet** to an iron pipe set on the east right-of-way of Pemberton Street, with a 1 1/4" iron pipe found bearing North 18°09'56" West a distance of 0.89 feet and being the **TRUE POINT OF BEGINNING**;

Thence along the east right of way of Pemberton Street **North 00°01'26" East** for a total distance of **111.84 feet** to an iron pipe set on the south line of the former Penn Central Railroad and passing a 1 1/4" iron pipe with a pinched top found at 62.47 feet at a distance of 0.43 feet left (west) of line;

Thence along the south line of said former Penn Central Railroad **North 52°08'45" West** for a distance of **37.98 feet** to a MAG nail set on the centerline of Pemberton Street referenced by an iron pipe set South 52°08'45" East at a distance of 37.98 feet;

Thence along the centerline of Pemberton Street **North 00°01'26" East** for a distance of **105.08 feet** to a MAG nail set on the north line of said former Penn Central Railroad;

Thence leaving said centerline of Pemberton Street and along the north line of the former Penn Central Railroad and along a southwesterly line of a 1.90 acre tract conveyed to the Village of Sycamore, Deed Volume 53, Page 416, **South 52°08'45" East** for a total distance of **390.19 feet** to an iron pipe set and passing a 5/8" rebar found with VBK cap at 37.98 feet;

Thence leaving said north line of the former Penn Central Railroad line **South 89°50'17" West** and passing a 1 1/4" iron pipe found at 144.44 feet at a distance of 1.11 feet right (north) of line, for a total distance **278.19 feet** to the **TRUE POINT OF BEGINNING**.

Containing 0.765 acre, more or less. NOTE: A note on the survey drawing (obtained from the Wyandot County Engineer's Department) for Official Record 149, Page 281 indicates that a prior deed transferring the former Penn Central Railroad tract (Deed Volume 176, Page 848) called for the west line of said Penn Central Railroad tract to be the centerline of Pemberton Street although the Original Plat of Sycamore calls for Pemberton Street to be a 60' wide platted street.

Together with and subject to covenants, easements, and restrictions of record.

All iron pipes set are 3/4" inside diameter iron pipe being 30 inches in length with a 1" yellow plastic cap inscribed "Sands Decker".

*(LANDS 20-115)*

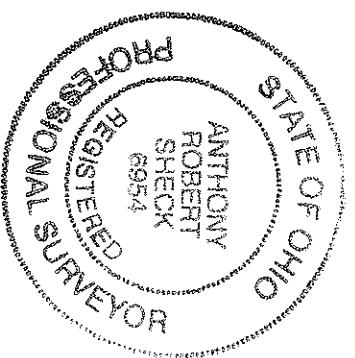
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REFERENCE SURVEY VOL.  
PAGE 1318 IN THE TAX MAP OFFICE

*(0.765 Acre)*

Bearings are based on the centerline of Pemberton Street as South 00°01'26" West, as determined by GPS observation via ODOT VRS, State Plane Coordinate System – Ohio North Zone, NAD83 (2007 adjustment).

This description is based upon actual field surveys performed during November 2010 and January 2011 by Sands Decker CPS LLC, and records on file at the Wyandot County Recorder's Office and the Wyandot County Engineer's Office.

  
Anthony R. Scheck, P.S. 6954      Date 9-12-11



**DESCRIPTION OF A 30'  
INGRESS EGRESS EASEMENT  
FROM THE VILLAGE OF Sycamore**

Situated in the State of Ohio, County of Wyandot, Village of Sycamore. Being part of the Northwest Quarter of Section 20, T-1-S, R-15-E, South and East of the First Principal Meridian and Base Line, and being part of a 3.729 acre tract conveyed to Richard D. Ekleberry, Trustee, or his successors in trust, under the Richard D. Ekleberry Living Trust in Official Record 149, Page 281 and being more particularly described as follows:

**Commencing** at a MAG nail found with MAG nail cross-ties over a reported found limestone, 6" x 6", down 17" at the intersection of the centerlines of Pemberton Street and Eighth Street in the Village of Sycamore;

Thence **South 00°01'26" West** for a distance of **30.00 feet** along the centerline of Pemberton Street to a point;

Thence **North 89°50'17" East** for a distance of **30.00 feet** to an iron pipe set on the east right-of-way of Pemberton Street, with a  $1\frac{1}{4}$ " iron post found bearing North 18°09'56" West a distance of 0.89 feet and being the **TRUE POINT OF BEGINNING**;

Thence along the east right of way of Pemberton Street **North 00°01'26" East** for a total distance of **30.00 feet** to a point;

Thence on a new line **North 89°50'17" East** for a distance of **239.71 feet** to a point on a northeast line of said 3.729 acre tract also being the former northeast line of the Penn Central Railroad, a southwesterly line of a 1.90 acre tract conveyed to the Village of Sycamore, Deed Volume 53, Page 416;

Thence along the said line, **South 52°08'45" East** for a distance of **48.71 feet** to an iron pipe set;

Thence leaving said north line of the former Penn Central Railroad line **South 89°50'17" West** and passing a  $1\frac{1}{4}$ " iron pipe found at 144.44 feet at a distance of 1.11 feet right (north) of line, for a total distance **278.19 feet** to the **TRUE POINT OF BEGINNING**.

Containing 0.178 acre, more or less.

Together with and subject to covenants, easements, and restrictions of record.

All iron pipes set are  $3\frac{1}{4}$ " inside diameter iron pipe being 30 inches in length with a 1" yellow plastic cap inscribed "Sands Decker".

Bearings are based on the centerline of Pemberton Street as South 00°01'26" West, as determined by GPS observation via ODOT VRS, State Plane Coordinate System – Ohio North Zone, NAD83 (2007 adjustment).

This description is based upon actual field surveys performed during November 2010 and January 2011 by Sands Decker CPS LLC, and records on file at the Wyandot County Recorder's Office and the Wyandot County Engineer's Office.

Anthony R. Sheck, P.S. 6954

Date

*Anthony R. Sheck*  
8-19-11

