

LEGAL DESCRIPTION

Being a parcel of land situated in the Northwest Quarter of Section 20, Crawford Township, T-1-S, R-13-E, Village of Carey, Wyandot County Ohio, described as follows:

Commencing at a found railroad spike marking the centerline intersection of Township Highway 96 (Sheepshed Road) and County Highway 152 (West Street) referenced by a found 5/8 inch diameter iron rod with Hank cap at N 46° 08' 30" E forty-two and forty-three hundredths (42.43) feet;

thence S 88° 52' 00" E one thousand eight hundred seventy-nine and twenty-three hundredths (1879.23) feet along the centerline of County Highway 152 (West Street) to a found railroad spike marking the southeasterly corner of a parcel of land now or formerly owned by Virginia Lee, as described in Wyandot County Official Record Volume 226, Page 323, **THE POINT OF BEGINNING**;

thence **N 01° 04' 54" E** one hundred fifty and zero hundredths (**150.00**) feet along said Lee's easterly line to a set iron rod marking the northeasterly corner thereof, and also marking the southerly line of a parcel of land now or formerly owned by S.& S. Developers, Ltd., as described in Wyandot County Official Record Volume 145, Pages 486, 490, passing a found iron pipe at thirty and zero hundredths (30.00) feet marking the northerly right-of-way of said road;

thence **S 88° 52' 00" E** twenty and twelve hundredths (**20.12**) feet to a set iron rod marking the westerly line of a parcel of land now or formerly owned by Karrah Windau as described in Wyandot County Official Record Volume 240, Page 1818, known as Lot 8 of Revised Huston Addition (Plat Volume 3, Page 174);

thence **S 01° 04' 39" W** one hundred fifty and zero hundredths (**150.00**) feet along said Windau's westerly line and also along the westerly line of a parcel of land now or formerly owned by Donna Wonder, Trustee as described in Wyandot County Official Record Volume 114, Page 707 to a found railroad spike marking the centerline of County Highway 152 (West Street), passing a found iron pipe at one hundred twenty and zero hundredths (120.00) feet marking the northerly right-of-way of said road;

thence **N 88° 52' 00" W** twenty and thirteen hundredths (**20.13**) feet along said centerline to **THE POINT OF BEGINNING**.

Containing in all **0.069 Acres** of land, of which 0.014 acres is currently contained in the road right-of-way, subject to all legal highways and easements.

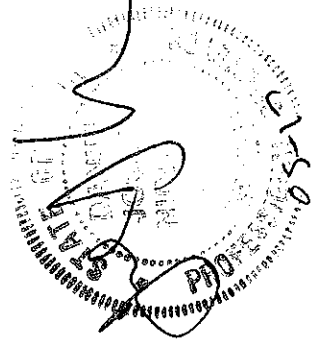
The bearing of the centerline of County Highway 152 (West Street) is assumed S 88° 52' 00" E.

Bearings are assumed and for angular measurement only.

All iron rods are 5/8" diameter by 30" length with personalized caps marked Hank and Assoc. Driven flush.

This 0.069 acres legal description is based upon an actual field survey done by Daniel J. Nichols, PS #7460, Hank and Associates, Inc., 137 South Washington Street, Tiffin, Ohio 44883 in May, 2017.

2053.009



"2017"

REFERENCE SURVEY VOL. C
PAGE 1655 IN THE MAP OFFICE

Inverse with Area

05/30/2017 17:00

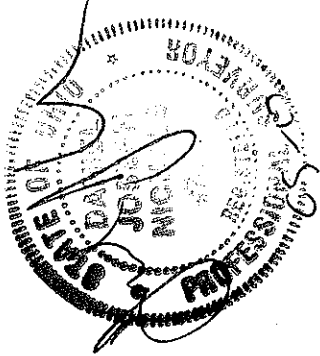
CRD File> c:\scadxm12\DATA\2053009-SURV.crd

PNTNO	BEARING	DISTANCE	NORTHING	EASTING	STATION	DESC
80	N 01°04'54" E	150.00	4915.84	7780.94	0.00	RRF
	S 88°52'00" E	20.12	5065.81	7783.77	150.00	IRS
82	S 01°04'39" W	150.00	5065.41	7803.89	170.12	IRS
83	N 88°52'00" W	20.13	4915.44	7801.07	320.12	RRF
80			4915.84	7780.94	340.25	RRF

Closure Error Distance> 0.0000

Total Distance Inversed> 340.25

AREA: 3018.7 SQ FT OR 0.07 ACRES



2017