

## 30 FOOT WIDE INGRESS-EGRESS EASEMENT LEGAL DESCRIPTION

Being a parcel of land situated in the Northwest Quarter of Section 10, Pitt Township, T-3-S, R-14-E, Wyandot County, Ohio, described as follows:

Commencing at a found nail marking the Northwest Corner of Section 10 and the centerline intersection of Township Highway 60 and County Highway 56;

thence N 89° 19' 10" E two thousand one hundred fifty-one and zero hundredths (2151.00) feet along the northerly section line and the centerline of County Highway 56 to a set nail marking the northeasterly corner of a parcel of land now or formerly owned by The Board of Wyandot County Commissioners as described in Wyandot County Official Record Volume 42, Page 273, and also marking the beginning of Limited Access Right-of-Way;

thence S 00° 39' 51" E ninety-eight and forty-three hundredths (98.43) feet along said Commissioner's easterly line and said Limited Access Right-of-Way to a found 3/4 inch diameter iron rod,

thence S 89° 20' 22" W forty and zero hundredths (40.00) feet along said County Highway 56 right-of-way to a set iron rod;

thence S 00° 40' 49" E fifteen and zero hundredths (15.00) feet to the centerline of an existing stone drive, **THE POINT OF BEGINNING OF 30 FOOT WIDE INGRESS-EGRESS EASEMENT;**

thence along the centerline of an existing stone drive and centerline of easement as follows:

thence **S 89° 20' 22" W** ninety-eight and seventy-nine hundredths (**98.79**) feet;

thence **N 85° 55' 07" W** six hundred fifty and fifty-nine hundredths (**650.59**) feet;

thence **N 41° 21' 55" W** seventy-eight and twenty-seven hundredths (**78.27**) feet to the centerline of County Highway 56, **THE POINT OF TERMINATION.**

Subject to all legal highways and easements.

The centerline bearing of County Highway 56 is assumed N 89° 19' 10" E. Bearings are assumed and for angular measurement only.

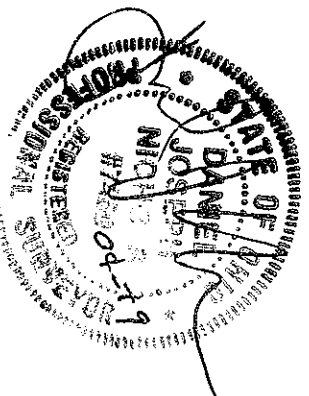
All iron rods set are 5/8" diameter by 30" length with personalized caps marked HANK AND ASSOC. Driven flush.

This easement 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 March, 2019.

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REFERENCE SURVEY VOL.       C        
PAGE 164 IN THE TAX MAP OFFICE

"2019"



## LEGAL DESCRIPTION

Being a parcel of land situated in the Northwest Quarter of Section 10, Pitt Township, T-3-S, R-14-E, Wyandot County, Ohio, described as follows:

Commencing at a found nail marking the Northwest Corner of Section 10 and the centerline intersection of Township Highway 60 and County Highway 56;

thence **N 89° 19' 10" E** two thousand one hundred fifty-one and zero hundredths (**2151.00**) feet along the northerly section line and the centerline of County Highway 56 to a set nail, (referenced by a found 3/4 inch diameter iron rod at **S 00° 39' 51" E** ninety-eight and forty-three hundredths (**98.43**) feet) marking the northeasterly corner of a parcel of land now or formerly owned by The Board of Wyandot County Commissioners as described in Wyandot County Official Record Volume 42, Page 273 and also marking the beginning of Limited Access Right-of-Way;

thence **S 00° 39' 51" E** ninety-eight and forty-three hundredths (**98.43**) feet along said Commissioner's easterly line and said Limited Access Right-of-Way to a found 3/4 inch diameter iron rod, marking the southeasterly corner thereof, **THE POINT OF BEGINNING**;

thence **N 89° 19' 12" E** four hundred ninety-seven and fifty-eight hundredths (**497.58**) feet along the State of Ohio Limited Access right-of-way to a found 3/4 inch diameter iron rod;

thence **S 48° 46' 49" E** forty-four and seventy hundredths (**44.70**) feet along said limited access right-of-way to a found 3/4 inch diameter iron rod;

thence **S 05° 05' 12" E** three hundred forty-five and seventeen hundredths (**345.17**) feet along said limited access right-of-way to a found 3/4 inch diameter iron rod;

thence **S 02° 54' 04" E** fifty-two and forty-two hundredths (**52.42**) feet along said limited access right-of-way to a found 3/4 inch diameter iron rod marking the beginning of a curve to the right with a radius of 5629.58 feet and a central angle of **02° 39' 29"**;

thence along said limited access right-of-way and said curve with a chord bearing of **S 00° 22' 30" E** and a chord distance of two hundred sixty-one and fifteen hundredths (**261.15**) feet and a curve length of 261.17 feet to a set iron rod;

thence **N 90° 00' 00" W** two hundred forty-one and eight hundredths (**241.08**) feet to a set iron rod;

thence **N 01° 35' 49" W** six hundred forty-four and seventy-five hundredths (**644.75**) feet to a set iron rod;

thence **S 89° 19' 12" W** three hundred forty-six and sixty-four hundredths (**346.64**) feet to a set iron rod;

thence **N 00° 40' 49" W** forty and one hundredths (**40.01**) feet to a set iron rod marking the southerly right-of-way of County Highway 56 and said Commissioner's parcel;

thence **N 89° 20' 22" E** forty and zero hundredths (**40.00**) feet along said right-of-way to **THE POINT OF BEGINNING**.

Containing in all, **4.072 acres** of land, more or less, subject to all legal highways and easements.

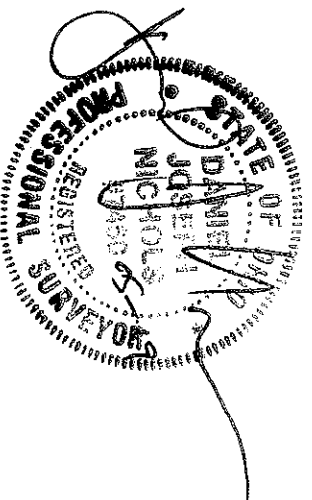
The centerline bearing of County Highway 56 is assumed N 89° 19' 10" E.

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 4.072 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 March, 2019.

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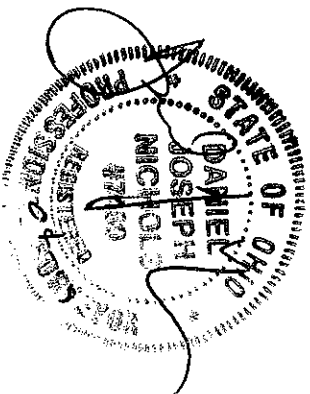


Inverse with Area

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PNTNO	BEARING	DISTANCE	NORTHING	EASTING	STATION	DESC
5012	N 89°19'12" E 497.58		4927.16	7152.00	0.00	IRF
5011	S 48°46'49" E 44.70		4933.07	7649.55	497.58	IRF
5010	S 05°05'12" E 345.17		4903.61	7683.17	542.29	IRF
5009	S 02°54'04" E 52.42		4559.80	7713.78	887.46	DISK
170	RADIUS: 5629.58 CHORD: 261.15 DEGREE: 01°01'04" DIR: RIGHT		4507.45	7716.43	939.88	C
	LENGTH: 261.17 DELTA: 02°39'29" TANGENT: 130.61					
	CHORD BRG: S 00°22'30" E RAD-IN: S 88°17'45" W RAD-OUT: N 89°02'46" W					
	RADIUS PNTNO: 176 N: 4340.03 E: 2089.34					
171	N 90°00'00" W 241.08		4246.30	7718.14	1201.05	IRS
172	N 01°35'49" W 644.75		4246.30	7477.06	1442.13	IRS
173	S 89°19'12" W 346.64		4890.80	7459.09	2086.88	IRS
174	N 00°40'49" W 40.01		4886.69	7112.48	2433.52	IRS
175	N 89°20'22" E 40.00		4926.70	7112.00	2473.53	IRS
5012	Closure Error Distance> 0.0000		4927.16	7152.00	2513.53	IRF
	Total Distance Inversed> 2513.53					
	Area: 177368.168 S.F., 4.0718 Acres					



REFERENCE SURVEY VOL. C  
PAGE 1724 IN THE TAX MAP OFFICE

"2019"