

## LEGAL DESCRIPTION

Being a parcel of land situated in the Northeast Quarter of Section 13, Marseilles Township, T-4-S, R-12-E, Wyandot County, Ohio, described as follows:

Commencing at a found nail marking the intersection of the northerly line of Section 13 with the centerline of State Route 67 referenced by a set iron rod at **S 86° 52' 31" E** forty-two and forty-one hundredths (42.41) feet marking the northeasterly right-of-way of said road;

thence **S 86° 52' 31" E** two hundred twenty-five and sixty-five hundredths (225.65) feet along said northerly section line to a found 5/8 inch diameter iron rod, **THE POINT OF BEGINNING;**

thence **S 86° 52' 31" E** four hundred fifty-nine and six hundredths (459.06) feet along said northerly section line to a set iron rod

thence **S 00° 25' 44" W** three hundred fifteen and seventy-seven hundredths (315.77) feet to a set iron rod;

thence **S 00° 27' 44" W** three hundred fifteen and seventy-six hundredths (315.76) feet to a set nail marking the centerline of State Route 67, passing a set iron rod at two hundred seventy-four and forty-five hundredths (274.45) feet marking the northeasterly right-of-way of said road;

thence **N 46° 06' 06" W** two hundred sixty-four and five hundredths (264.05) feet along the centerline of State Route 67 to a found nail, referenced by a found 5/8 inch diameter iron rod at **N 25° 33' 29" W** eighty-eight and sixty-two hundredths (88.62) feet;

thence **N 45° 19' 38" W** fifty-three and thirty-three hundredths (53.33) feet along the centerline of State Route 67 to a found nail marking the southeasterly corner of an existing 2.447 acre parcel of land now or formerly owned by Richard A. Hackim as described in Wyandot County Official Record Volume 212, Page 4-6;

thence **N 00° 22' 19" W** one hundred sixteen and eighty-five hundredths (116.85) feet along said Hackim's easterly line to a found 5/8 inch diameter iron rod, passing a found 5/8 inch diameter iron rod at forty-two and fifty-one hundredths (42.51) feet;

thence **N 44° 39' 03" E** one hundred thirty-eight and seventy-nine hundredths (103.89) feet along Hackim's line referenced by a found 5/8 inch diameter iron rod at **N 45° 19' 52" W** sixty-one and twenty-nine hundredths (61.29) feet;

thence **N 45° 19' 52" W** sixty-one and twenty-nine hundredths (61.29) feet along said Hackim's line to a found 5/8 inch diameter iron rod;

thence **N 44° 41' 15" E** one hundred thirty-eight and seventy-five hundredths (138.75) feet along said Hackim's line to a found 5/8 inch diameter iron rod;

thence **N 70° 28' 58" W** two hundred twenty-one and forty-nine hundredths (221.49) feet along said Hackim's line to a found 5/8 inch diameter iron rod;

thence **N 78° 20' 15" W** one hundred forty-five and seventy-six hundredths (145.76) feet along said Hackim's line to **THE POINT OF BEGINNING.**

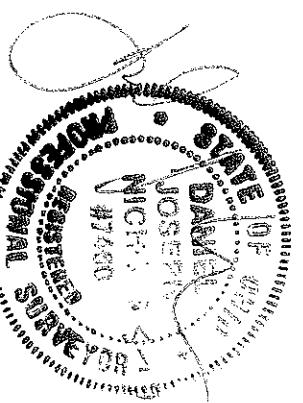
Containing in all **2.553 acres** of land, of which 0.219 acres is currently contained in the road right-of-way, more or less, subject to all legal highways and easements.

The centerline bearing of State Route 67 is assumed N 44° 57' 13" 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 2.553 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 May, 2019.

20191050.leg

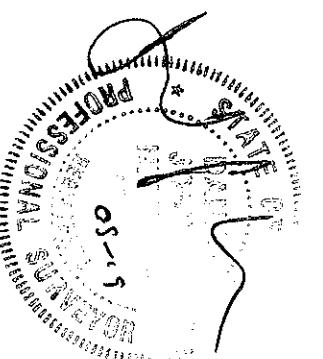


Inverse with Area

5/1/2019 09:46

3RD File> c:\scad2006\DATA\20191050.crd

POINTNO	BEARING	DISTANCE	NORTHING	EASTING	STATION	DESC
1	S 86°52'31" E	459.06	10103.46	9648.49	0.00	IRF
70	S 00°25'44" W	315.77	10078.44	10106.87	459.06	IRS
7	S 00°27'44" W	315.76	9762.68	10104.51	774.84	IRS
20	N 46°06'06" W	264.05	9446.93	10101.96	1090.60	PKS
30	N 45°19'38" W	53.33	9630.02	9911.69	1354.65	PKF
504	N 00°22'19" W	116.85	9667.51	9873.76	1407.98	CALC
31	N 44°39'03" E	103.89	9784.36	9873.00	1524.84	IRF
31	N 45°19'52" W	61.29	9858.27	9946.02	1628.73	CALC
502	N 44°41'15" E	138.75	9901.36	9902.43	1690.02	IRF
1	N 70°28'58" W	221.49	10000.00	10000.00	1828.76	IRF
15	N 78°20'15" W	145.76	10074.00	9791.24	2050.25	IRF
16	Measure Error Distance> 0.0000		10103.46	9648.49	2196.01	IRF
	1 Distance Inversed> 2196.01					
	Area: 111218.627 S.F., 2.553 Acres					



REFERENCE SURVEY VOL C  
PAGE 1728 IN THE TAX MAP OFFICE

"2019"

## Combination Parcel LEGAL DESCRIPTION

Being a parcel of land situated in the Northeast Quarter of Section 13, Marseilles Township, T-4-S, R-12-E, Wyandot County, Ohio, described as follows:

**BEGINNING** at a found nail marking the intersection of the northerly line of Section 13 with the centerline of State Route 67;

thence **S 86° 52' 31" E** six hundred eighty-four and seventy-one hundredths (**684.71**) feet along said northerly section line to a set iron rod, passing a set iron rod at forty-two and forty-one hundredths (42.41) feet marking the northeasterly right-of-way of said road;

thence **S 00° 25' 44" W** three hundred fifteen and seventy-seven hundredths (**315.77**) feet to a set iron rod;

thence **S 00° 27' 44" W** three hundred fifteen and seventy-six hundredths (**315.76**) feet to a set nail marking the centerline of State Route 67, passing a set iron rod at two hundred seventy-four and forty-five hundredths (274.45) feet marking the northeasterly right-of-way of said road

thence **N 46° 06' 06" W** two hundred sixty-four and five hundredths (**264.05**) feet along the centerline of State Route 67 to a found nail referenced by a found 5/8 inch diameter iron rod at **N 25° 33' 29" W** eighty-eight and sixty-two hundredths (88.62) feet;

thence **N 45° 19' 38" W** three hundred eighty-five and twenty-nine hundredths (**385.29**) feet along the centerline of State Route 67 to a found nail, referenced by a found 5/8 inch diameter iron rod at **S 00° 15' 05" W** forty-two and one hundredths (42.01) feet;

thence **N 44° 57' 13" W** three hundred three and sixty-two hundredths (**303.62**) feet along the centerline of State Route 67 to **THE POINT OF BEGINNING**.

Containing in all **5.002 acres** of land, of which 0.694 acres is currently contained in the road right-of-way, more or less, subject to all legal highways and easements.

The centerline bearing of State Route 67 is assumed **N 44° 57' 13" 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.

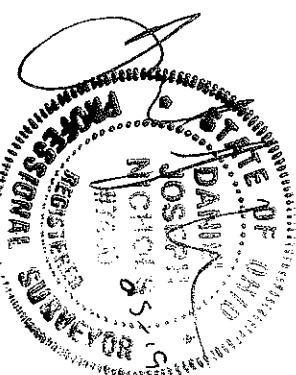
This 5.002 acre legal description is based upon an actual field survey done by Daniel J. Nichols, P.S. #7460, HANK and Associates, Inc., 137 South Washington Street, Tiffin, Ohio 44883 in May, 2019.

20191050.leg

REFERENCE SURVEY VOL. C  
PAGE 1728 IN THE TAX MAP OFFICE

"2019"

( 5.002A)



inverse with Area

5/2/2019 04:43

RD File> c:\scad2006\DATA\20191050WENTZGRP.crd

ENTNO	BEARING	DISTANCE	NORTHING	EASTING	STATION	DESC
0	S 86°52'31" E	684.71	10115.76	9423.18	0.00	CALC
1	S 00°25'44" W	315.77	10078.44	10106.87	684.71	IRS
2	S 00°27'44" W	315.76	9762.68	10104.51	1000.48	IRS
3	N 46°06'06" W	264.05	9446.93	10101.96	1316.24	PKS
4	N 45°19'38" W	385.29	9630.02	9911.69	1580.29	PKF
5	N 44°57'13" W	303.62	9900.90	9637.70	1965.58	PKF
6	closure Error Distance> 0.0000		10115.76	9423.18	2269.20	CALC
7	Total Distance Inversed> 2269.20					
8	Area: 217872.573 S.F., 5.0017 Acres					

REFERENCE SURVEY VOL C  
PAGE 1728 IN THE TAX MAP OFFICE  
"2019"