

LEGAL DESCRIPTION

Being a parcel of land situated in the northwest quarter of Section 36, Tymochtee Township, Township-1-South, Range-14-East, Wyandot County, Ohio, described as follows:

Commencing at a found nail marking the north quarter post of said Section 36 and the centerline of County Highway 36 referenced by a set iron rod S 44° 08' 52" W 35.00 feet;

thence S 89° 09' 52" W one thousand five hundred thirty-two and thirty-eight hundredths (1532.38) feet along the north line of said Section 36 and the centerline of County Highway 36 to a set nail, **THE POINT OF BEGINNING** from which a set iron rod marking the southerly right-of-way of County Highway 36 at 30.06 feet;

thence **S 02° 53' 15" W** five hundred eleven and zero hundredths (511.00) feet to a set iron rod, passing a set iron rod marking the southerly right-of-way of County Highway 36 at 30.06 feet;

thence **S 88° 58' 50" W** two hundred sixty-six and eighty-seven hundredths (266.87) feet to a set iron rod;

thence **N 02° 31' 48" W** five hundred eleven and zero hundredths (511.00) feet to a set nail marking the north line of said Section 36 and the centerline of County Highway 36, passing a set iron rod marking the southerly right-of-way of County Highway 36 at 480.99 feet;

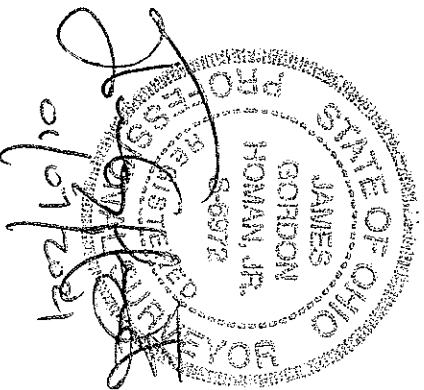
thence **N 89° 09' 52" E** three hundred fifteen and sixteen hundredths (315.16) feet along the north line of said Section 36 and the centerline of County Highway 36 to **THE POINT OF BEGINNING**.

Containing in all, **3.409** acres of land, more or less, subject to all legal highways and easements. There are 0.216 acres of the 3.409 acre parcel in the road right-of-way.
The 3.409 acre parcel is part of parcel number: 38-0580-0000-00.

The bearing of County Highway 36 is assumed S 89° 09' 52" W
Bearings are assumed and for angular measurement only.
All iron rods set and found (unless noted) are 5/8" diameter by 30" length with personalized caps marked HANK & ASSOC. driven flush.

This 3.409 acre legal description is based upon an actual field survey done by James G. Homan, Jr., P.S. #6972, HANK and Associates, Inc., 137 South Washington Street, Tiffin, Ohio in December, 2020.

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Inverse with Area

1/2/2021 08:06

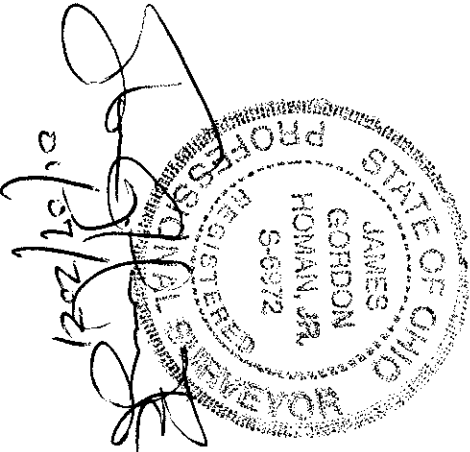
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PNTNO	BEARING	DISTANCE	NORTHING	EASTING	STATION	DESC
13	S 02°53'15" W	511.00	4977.65	3467.78	0.00	PKS
14	S 88°58'50" W	266.87	4467.30	3442.04	511.00	IRS
11	N 02°31'48" W	511.00	4462.55	3175.21	777.87	IRS
10	N 89°09'52" E	315.16	4973.05	3152.65	1288.88	PKS
13			4977.65	3467.78	1604.04	PKS

Closure Error Distance> 0.0000

Total Distance Inversed> 1604.04

Area: 148517.167 S.F., 3.409 Acres



REFERENCE SURVEY NO. 1787 C
IN THE TAX MAP OFFICE
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