

Parcel # 1
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:

BEGINNING at a found ½ inch diameter iron pipe marking the southwesterly corner of Lot 1 of Hecks Subdivision, Plat Book 4, Page 39;

thence **S 89° 45' 58" E** one hundred fifty-nine and ninety-three hundredths **(159.93)** feet along the southerly line of said Lot 1 to a found 1 inch diameter iron rod marking the southeasterly corner thereof;

thence **S 00° 11' 31" W** thirty-nine and ninety-four hundredths **(39.94)** feet to a set iron rod;

thence **N 89° 47' 10" W** one hundred sixty and zero hundredths **(160.00)** feet to a set iron rod;

thence **N 00° 16' 36" E** forty and zero hundredths **(40.00)** feet to **THE POINT OF BEGINNING.**

Containing in all, **0.147 acres** of land, more or less, subject to all legal highways and easements.

The southerly right-of-way bearing of the West Street is assumed S 89° 45' 00" E. Bearings are assumed and for angular measurement only.

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

This 0.147 acre legal description is based upon an actual field survey by Daniel J. Nichols, PS. #7460, HANK & Associates, Inc., 137 South Washington Street, Tiffin, Ohio 44883 in January, 2024.

20231107.leg



REFERENCE SURVEY VOL. C
PAGE 1902 IN THE TAX MAP OFFICE
"2024" Parcel 1

PARCEL # 1

Inverse With Area

Thu Jan 25 16:14:35 2024

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PntNo	Bearing	Distance	Northing	Eastng	Description
16			466979.98	1720948.30	IPF BENT NW
18	S 89°45'58" E	159.93	466979.33	1721108.23	1 IN IRF
30	S 00°11'31" W	39.94	466939.39	1721108.10	IRS
33	N 89°47'10" W	159.99	466939.98	1720948.10	IRS
16	N 00°16'36" E	40.00	466979.98	1720948.30	IPF BENT NW

Closure Error Distance> 0.0000
Total Distance Inversed> 399.87

Area: 6394 Sq. Feet, 0.1468 Acres

REFERENCE SURVEY VOL. C
PAGE 1902 IN THE TAX MAP OFFICE
"2024" Parcel "



Parcel # 2
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:

BEGINNING at a found 1 inch diameter iron pipe marking the southeasterly corner of Lot 1 of Hecks Subdivision, Plat Book 4, Page 39;

thence **S 89° 48' 22" E** one hundred fifty-nine and ninety-six hundredths **(159.96)** feet along the southerly line of Lot 2 to a set iron rod marking the southeasterly corner thereof;

thence **S 00° 12' 45" W** forty and zero hundredths **(40.00)** feet to a set iron rod;

thence **N 89° 47' 10" W** one hundred fifty-nine and ninety-four hundredths **(159.94)** feet to a set iron rod;

thence **N 00° 11' 31" E** thirty-nine and ninety-four hundredths **(39.94)** feet to **THE POINT OF BEGINNING.**

Containing in all, **0.147 acres** of land, more or less, subject to all legal highways and easements.

The southerly right-of-way bearing of the West Street is assumed S 89° 45' 00" E. Bearings are assumed and for angular measurement only.

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

This 0.147 acre legal description is based upon an actual field survey by Daniel J. Nichols, PS. #7460, HANK & Associates, Inc., 137 South Washington Street, Tiffin, Ohio 44883 in January, 2024.

20231107.leg

REFERENCE SURVEY VOL. C
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"2024" Parcel 2



PARCEL #2

Inverse With Area

Thu Jan 25 16:14:03 2024

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PntNo	Bearing	Distance	Northing	Easting	Description
32	S 00°12'45" W	40.00	466978.79	1721268.19	CALC
31	N 89°47'10" W	159.94	466938.79	1721268.04	IRS
30	N 00°11'31" E	39.94	466939.39	1721108.10	IRS
18	S 89°48'22" E	159.96	466979.33	1721108.23	1 IN IRF
32			466978.79	1721268.19	CALC

Closure Error Distance> 0.0000

Total Distance Inversed> 399.84

Area: 6394 Sq. Feet, 0.1468 Acres

REFERENCE SURVEY VOL.

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PAGE

1902

IN THE TAX MAP OFFICE

"2024" Parcel 2

