

# HANK AND ASSOCIATES, INC.



ENGINEERING SURVEYING

Daniel J. Nichols, P.S.

James G. Homan, Jr., P.S.

137 South Washington Street • Tiffin, Ohio 44883  
Telephone: (419) 447-4300 • Facsimile: (419) 447-2076

## PARCEL 3 LEGAL DESCRIPTION

Being a parcel of land situated in the Southwest quarter of Section 21, Crawford Township, Town-1-South, Range-13-East, Wyandot County, Ohio, described as follows:

Commencing at a found stone in a monument box marking the southwest corner of said Section 21 and the centerline intersection of County Highway 97 and Township Highway 25;

thence N 01° 20' 52" W one thousand three hundred twenty-nine and thirty-one hundredths (1329.31) feet along the west line of said Section 21 and the centerline of County Highway 97 to a found railroad spike marking the southwesterly corner of a former 40 acre parcel of land now or formerly owned by Thelby Wentling et ux, Trustee as described in Wyandot County Deed Volume 212, page 104 from which a set iron rod for reference bears N 89° 46' 57" E 20.00 feet;

thence N 89° 46' 57" E one thousand three hundred thirty-six and forty-five hundredths (1336.45) feet along the southerly line of said Wentling's former 40 acre parcel to the northwesterly corner of a 7 acre parcel of land now or formerly owned by Thelby Wentling et ux, Trustee as described in Wyandot County Deed Volume 212, page 104, **THE POINT OF BEGINNING** from which a set iron rod for reference bears N 15° 24' 31" E two and forty hundredths (2.40) feet;

thence N 89° 46' 57" E nine hundred ninety-eight and twenty-six hundredths (998.26) feet along the southerly line of said Wentling's former 40 acre parcel and the northerly line of said Wentling's 7 acre parcel to a found wood post marking the northeasterly corner of said Wentling's 7 acre parcel and the northwesterly corner of a former 10 acre parcel of land now or formerly owned by Rick B. Gottfried et al as described in Wyandot County Deed Volume 206, page 755 from which a found iron pipe for reference bears N 89° 46' 57" E zero and four tenths (0.4) feet;

thence S 01° 33' 20" E six hundred sixteen and thirty hundredths (616.30) feet along the westerly line of said Gottfried's former 10 acre parcel to the centerline of the Kemmerly and Brown Ditch from which a set iron rod for reference bears S 01° 33' 20" E sixty-two (62) feet;

thence along the meandering centerline of said Kemmerly and Brown Ditch as follows:

thence S 87° 48' 50" W one hundred three and seventy-one hundredths (103.71) feet from which a set iron rod for reference bears S 77° 35' 27" W fifty-two and five tenths (52.5) feet;

REFERENCE SURVEY VOL. 0  
PAGE 198 IN THE TAX MAP OFFICE

(PARCEL 3)

thence **N 83° 52' 57"** W sixty-five and sixty-three hundredths (65.63) feet from which a set iron rod for reference bears **S 37° 21' 11"** E twenty-three (23) feet;

thence **N 48° 18' 49"** W seventy-six and thirty-two hundredths (76.32) feet from which a set iron rod for reference bears **S 45° 46' 55"** E ninety-nine (99) feet;

thence **N 42° 28' 22"** W one hundred seventy-seven and thirty-six hundredths (177.36) feet from which a set iron rod for reference bears **S 10° 22' 56"** W twenty-one (21) feet;

thence **N 58° 54' 48"** W one hundred nineteen and fifty-one hundredths (119.51) feet from which a set iron rod for reference bears **N 68° 12' 40"** W thirty-one (31) feet;

thence **N 44° 56' 00"** W three hundred fifty-six and seventy-one hundredths (356.71) feet from which a set iron rod for reference bears **S 69° 35' 30"** W thirty-two (32) feet;

thence **N 77° 59' 38"** W one hundred fifty-seven and twenty-nine hundredths (157.29) feet from which a set iron rod for reference bears **S 40° 49' 59"** E twenty-nine (29) feet;

thence **N 67° 58' 39"** W one hundred seventy-three and forty-four hundredths (173.44) feet to the southwesterly corner of said Wentling's 7 acre parcel from which a set iron rod for reference bears **N 00° 40' 22"** E eighteen (18) feet;

thence leaving said ditch centerline **N 01° 33' 20"** W fifteen and sixty-nine hundredths (15.69) feet along the westerly line of said Wentling's 7 acre parcel to **THE POINT OF BEGINNING**.

Containing in all, **7.265** acres of land, more or less, subject to all legal highways and easements.

The bearing of Township Highway 25 is assumed **N 90° 00' 00"** 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 7.265 acre legal description is based upon a survey done by James G. Homan, Jr., P.S. #6972, in July and September, 2002.

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## **PARCEL 1** **LEGAL DESCRIPTION**

Being a parcel of land situated in the Southwest quarter of Section 21, Crawford Township, Town-1-South, Range-13-East, Wyandot County, Ohio, described as follows:

**BEGINNING** at a found stone in a monument box marking the south quarter post of said Section 21 and the centerline of Township Highway 25;

thence N 90° 00' 00" W twenty-nine and forty-four hundredths (29.44) feet along said section line and said centerline to a set nail marking the southeasterly corner of a 1.33 acre parcel of land now or formerly owned by Frederick M. Lynch et ux as described in Wyandot County Deed Volume 141, Page 339;

thence N 01° 33' 20" W six hundred twenty-five and zero hundredths (625.00) feet along the easterly line of said Lynch's 1.33 acre parcel to a set iron rod marking the northeasterly corner thereof, passing a set iron rod marking the north right-of-way of Township Highway 25;

thence N 90° 00' 00" W one hundred sixty-seven and zero hundredths (167.00) feet along the northerly line of said Lynch's 1.33 acre parcel to a set iron rod marking the easterly line of a 2 acre parcel of land now or formerly owned by Todd Beckley et ux as described in Wyandot County Official Record Volume 15, Page 723;

thence N 01° 33' 20" W thirty-five and zero hundredths (35.00) feet along the easterly line of said Beckley's 2 acre parcel to a set iron rod marking the northeasterly corner thereof;

thence N 90° 00' 00" W one hundred thirty-two and zero hundredths (132.00) feet along the northerly line of said Beckley's 2 acre parcel to a set iron rod marking the easterly line of a 41.36 acre parcel of land now or formerly owned by Rick B. Gottfried et al as described in Wyandot County Deed Volume 209, Page 525;

thence N 01° 33' 20" W six hundred seventy-eight and thirty hundredths (678.30) feet along the easterly line of said Gottfried's 41.36 acre parcel and the easterly line of a 7 acre parcel of land now or formerly owned by Thelby Wentling et ux, Trustee as described in Wyandot County Deed Volume 212, page 104 to a found wood post marking the northeasterly corner thereof from which a found iron pipe for reference bears N 89° 46' 57" E zero and four tenths (0.4) feet, said post also marking the southwesterly corner of a 4.7377 acre parcel of land now or formerly owned by William D. Wentling et ux as described in Wyandot County Deed Volume 195, Page 663;

REFERENCE SURVEY VOL. D  
PAGE 198 IN THE TAX MAP OFFICE

(PARCEL 1)

thence N 89° 46' 57" E three hundred twenty-eight and seven hundredths (328.07) feet along the southerly line of said Wentling's 4.7377 acre parcel to a found iron pipe marking the southeasterly corner thereof and the north-south quarter section line of said Section 21;

thence S 01° 34' 12" E one thousand three hundred thirty-nine and fifty-five hundredths (1,339.55) feet along said north-south quarter section line to **THE POINT OF BEGINNING**, passing a set iron rod marking the north right-of-way of Township Highway 25.

Containing in all, **5.692** acres of land, more or less, subject to all legal highways and easements. There are 0.014 acres in the road right-of-way.

The bearing of Township Highway 25 is assumed N 90° 00' 00" 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.

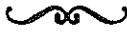
This 5.692 acre legal description is based upon a survey done by James G. Homan, Jr., P.S. #6972, in July, 2002.

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## PARCEL 2 LEGAL DESCRIPTION

Being a parcel of land situated in the Southwest quarter of Section 21, Crawford Township, Town-1-South, Range-13-East, Wyandot County, Ohio, described as follows:

Commencing at a found stone in a monument box marking the southwest corner of said Section 21 and the centerline intersection of County Highway 97 and Township Highway 25;

thence N 01° 20' 52" W one thousand three hundred twenty-nine and thirty-one hundredths (1329.31) feet along the west line of said Section 21 and the centerline of County Highway 97 to a found railroad spike marking the southwesterly corner of a former 40 acre parcel of land now or formerly owned by Thelby Wentling et ux, Trustee as described in Wyandot County Deed Volume 212, page 104 from which a set iron rod for reference bears N 89° 46' 57" E 20.00 feet;

thence N 89° 46' 57" E two thousand three hundred thirty-four and seventy-one hundredths (2334.71) feet along the southerly line of said Wentling's former 40 acre parcel to a found wood post marking the northeasterly corner of a 7 acre parcel of land now or formerly owned by Thelby Wentling et ux, Trustee as described in Wyandot County Deed Volume 212, page 104 and marking the northwesterly corner of a former 10 acre parcel of land now or formerly owned by Rick B. Gottfried et al as described in Wyandot County Deed Volume 206, page 755, **THE POINT OF BEGINNING** from which a found iron pipe for reference bears N 89° 46' 57" E zero and four tenths (0.4) feet;

thence S 01° 33' 20" E six hundred sixteen and thirty hundredths (616.30) feet along the westerly line of said Gottfried's former 10 acre parcel to the meandering centerline of the Kemmerly and Brown Ditch from which a set iron rod for reference bears S 01° 33' 20" E sixty-two (62) feet;

thence S 87° 48' 50" W fourteen and forty hundredths (14.40) feet along the meandering centerline of said ditch to the southeasterly corner of said Wentling's 7 acre parcel from which a set iron rod for reference bears S 14° 39' 48" E sixty-three and five tenths (63.5) feet;

thence N 00° 13' 03" W six hundred sixteen and sixty-two hundredths (616.62) feet along the easterly line of said Wentling's 7 acre parcel to **THE POINT OF BEGINNING**.

Containing in all, 0.102 acres of land, more or less, subject to all legal highways and easements.

The bearing of Township Highway 25 is assumed N 90° 00' 00" 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 0.102 acre legal description is based upon a survey done by James G. Homan, Jr., P.S. #6972, in July and September, 2002.

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