

# 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 #2 LEGAL DESCRIPTION

Being a parcel of land situated in the Northeast Quarter of Section 18, Sycamore Township, Township-1-South, Range-15-East, Wyandot County, Ohio, described as follows:

Commencing at a found nail marking the Northeast Corner of Section 18 and the centerline intersection of County Highway 16 and State Route 231 referenced by a set iron rod at **S 45° 00' 40" W** forty-two and forty-three hundredths (42.43) feet marking the intersection of the southerly right-of-way of County Highway 16 and the westerly right-of-way of State Route 231;

thence **S 00° 01' 20" W** six hundred sixty-four and zero hundredths (664.00) feet along the easterly line of Section 18 to a set nail, referenced by a set iron rod at **S 90° 00' 00" W** thirty and zero hundredths (30.00) feet marking the westerly right-of-way of said road **THE POINT OF BEGINNING**;

thence **S 00° 01' 20" W** ninety-nine and fifty-one hundredths (**99.51**) feet along said section line to a set nail marking the northeasterly corner of a 0.51 acre parcel of land now or formerly owned by A.J. Klaiss as described in Wyandot County Deed Volume 207, Page 762, referenced by a found iron pipe on line and for reference at **S 89° 51' 27" W** thirty-two and seven hundredths (32.07) feet;

thence **S 89° 51' 27" W** two hundred forty-seven and ninety-four hundredths (**247.94**) feet along said Klaiss' northerly line to a found iron pipe marking the northwesterly corner thereof;

thence **S 01° 14' 29" W** sixty-four and fifty-one hundredths (**64.51**) feet along said Klaiss' westerly line to a found iron pipe marking the southwesterly corner thereof;

thence **S 69° 01' 26" E** one hundred fifty-four and thirty-eight hundredths (**154.38**) feet along said Klaiss' southerly line to a found iron pipe;

thence **S 78° 36' 35" E** one hundred seven and twenty-four hundredths (**107.24**) feet along said Klaiss' southerly line to a found iron pipe marking the easterly line of Section 18, passing a found iron pipe on line and for reference at seventy-six and seventy-five hundredths (76.75) feet;

thence **S 00° 01' 20" W** six hundred twenty-two and eighty-three hundredths (**622.83**) feet along said section line to a set iron rod marking the northerly line of a 1.88 acre parcel of land now or formerly owned by Myron Babcock as described in Wyandot County Deed Volume 186, Page 965 and also marking the corporation line of the Village of Sycamore;

REFERENCE SURVEY VOL. D  
PAGE 239 IN THE TAX MAP OFFICE

(Parcel 2) (7.009 ac.)

thence **N 89° 23' 27" W** three hundred eighty-four and ten hundredths (**384.10**) feet along said Babcock's northerly line and said corporation line to a set iron rod marking the southeasterly corner of a 12.30 acre parcel of land now or formerly owned by Elsie J. Keller as described in Wyandot County Deed Volume 212, Page 194;

thence **N 00° 10' 40" W** eight hundred fifty-nine and eighty-two hundredths (**859.82**) feet along said Keller's easterly line and the easterly line of a 19.47 acre parcel of land now or formerly owned by Gordon M. Brady as described in Wyandot County Deed Volume 171, Page 367 to a set iron rod;

thence **N 90° 00' 00" E** three hundred eighty-seven and eight hundredths (**387.08**) feet to **THE POINT OF BEGINNING**, passing a set iron rod at three hundred fifty-seven and eight hundredths (357.08) feet marking the westerly right-of-way of State Route 231.

Containing in all, **7.009 acres** of land, more or less, of which 0.499 acres is currently contained in the road right-of-way, subject to all legal highways and easements.

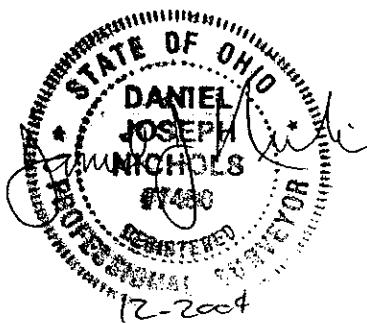
The bearing of County Highway 16 is assumed N 90° 00' 00" E.

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 7.009 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 December, 2004.

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## PARCEL # 1 LEGAL DESCRIPTION

Being a parcel of land situated in the Northeast Quarter of Section 18, Sycamore Township, Township-1-South, Range-15-East, Wyandot County, Ohio, described as follows:

**BEGINNING** at a found nail marking the Northeast Corner of Section 18 and the centerline intersection of County Highway 16 and State Route 231 referenced by a set iron rod at **S 45° 00' 40" W** forty-two and forty-three hundredths (42.43) feet marking the intersection of the southerly right-of-way of County Highway 16 and the westerly right-of-way of State Route 231;

thence **S 00° 01' 20" W** six hundred sixty-four and zero hundredths (**664.00**) feet along the easterly line of Section 18 and the centerline of State Route 231 to a set nail referenced by a set iron rod at **S 90° 00' 00" W** thirty and zero hundredths (30.00) feet marking the westerly right-of-way of said road;

thence **S 90° 00' 00" W** three hundred eighty-seven and eight hundredths (**387.08**) feet to a set iron rod marking the easterly line of a 19.47 acre parcel of land now or formerly owned by Gordon M. Brady as described in Wyandot County Deed Volume 171, Page 367;

thence **N 00° 10' 40" W** six hundred sixty-four and zero hundredths (**664.00**) feet along said Brady's easterly line to a set nail marking the northerly line of Section 18 and the centerline of County Highway 16, passing a set iron rod at six hundred thirty-four and zero hundredths (634.00) feet marking the southerly right-of-way of said highway;

thence **N 90° 00' 00" E** three hundred eighty-nine and forty hundredths (**389.40**) feet along said section line and said centerline to **THE POINT OF BEGINNING**.

Containing in all, **5.918 acres** of land, more or less, of which 0.705 acres is currently contained in the road right-of-way, subject to all legal highways and easements.

The bearing of County Highway 16 is assumed **N 90° 00' 00" 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 5.918 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 December, 2004.  
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REFERENCE SURVEY VOL. D  
PAGE 239 IN THE TAX MAP OFFICE

(Parcel 1) (5.918 ac.)

