



# HANK AND ASSOCIATES, INC.

ENGINEERING  SURVEYING



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## LEGAL DESCRIPTION

Being Lots 30 and 31 in the town of Belle Vernon (Plat Cabinet A, slide 348), Section 25, Tymochtee Township, Township—1—South, Range—14—East, Wyandot County, Ohio.

Also being a parcel of land situated in the northeast quarter, southwest quarter and the northwest quarter of Section 25 and part of vacated Tymochtee Street in the town of Belle Vernon (Plat Cabinet A, slide 348), Tymochtee Township, Township—1—South, Range—14—East, Wyandot County, Ohio, described as follows:

**BEGINNING** at a set iron rod marking the center of said Section 25;

thence **S 89° 30' 57" W** twenty-one and eighty-seven hundredths (21.87) feet along the east-west quarter section line of said Section 25 to a set iron rod marking the northwesterly corner of Outlot 5 as shown in Plat Volume 2, page 46;

thence **S 46° 35' 43" W** forty-eight and forty-six hundredths (48.46) feet along the westerly line of said Outlot 5 to a set iron rod marking the southerly line of vacated Tymochtee Street;

thence **S 89° 30' 57" W** two hundred seven and thirty-six hundredths (207.36) feet along the southerly line of said vacated Tymochtee Street and the northerly line of Lot 31 of said town of Belle Vernon to a set iron rod marking the northwesterly corner of said Lot 31 and the easterly right-of-way of Portland Street;

thence **N 36° 47' 36" E** forty-one and forty-seven hundredths (41.47) feet along said right-of-way to a set iron rod marking the east-west quarter section line of said Section 25;

thence **S 89° 30' 57" W** fifty-one and eighty-four hundredths (51.84) feet along said east-west quarter section line to a set nail marking the centerline of State Route 67 (Portland Street) from which a set iron rod for reference bears **N 89° 30' 57" E** fifty-one and eighty-four hundredths (51.84) feet;

thence **N 37° 29' 16" E** four hundred eighty-two and fifty-seven hundredths (482.57) feet along said centerline to a set nail marking the north-south quarter section line of said Section 25 from which a set iron rod for reference bears **S 00° 20' 24" W** forty-seven and eighty-one hundredths (47.81) feet;

thence S 00° 20' 24" W forty-seven and eighty-one hundredths (47.81) feet along said north-south quarter section line to a set iron rod marking a southwesterly corner of a parcel of land now or formerly owned Beth A. Lininger as described in Wyandot County Official Record Volume 151, pages 407 and 417;

thence S 40° 33' 35" E four hundred thirty-four and sixty-seven hundredths (434.67) feet along a southerly line of said Lininger's parcel to a set iron rod marking the east-west quarter section line of said Section 25 and the southeasterly corner of a parcel of land now or formerly owned by Beth A. Lininger as described in Wyandot County Official Record Volume 151, pages 407 and 417;

thence N 44° 48' 07" W two hundred twenty-six and forty-two hundredths (226.42) feet along said Lininger's line to a set iron rod marking the most northerly corner thereof;

thence S 37° 29' 16" W two hundred five and fifty hundredths (205.50) feet along said Lininger's line to **THE POINT OF BEGINNING**;

Containing in all, **1.991** acres of land, more or less, subject to all legal highways and easements and There are 0.311 acres of the 1.991 acre parcel in the right-of-way.

There are 0.557 acres of the 1.991 acre parcel in the northeast quarter.

There are 1.269 acres of the 1.991 acre parcel in the northwest quarter.

There are 0.165 acres (vacated Tymochtee Street) of the 1.991 acre parcel in the southwest quarter

The bearing of the centerline of State Route 67 is assumed N 36° 47' 36" 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 1.991 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 July, 2008.

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