

# HANK AND ASSOCIATES, INC.

LEGAL DESCRIPTION

ENGINEERING

SURVEYING

Being Lot Four (4) and part of Lot Five (5) as recorded in Plat Volume One (1), page eighty-three (83) in the Wyandot County Recorder's office and part of Lot Two (2) in the southeast quarter of Section 32, Crane Township, Town-2-South, Range-14-East, Wyandot County, Ohio described as follows:

Commencing at a found monument box marking the centerline intersection of State Route 182 and Reservoir Road; thence S  $01^{\circ} 00' 00''$  W seven hundred thirty-one and fifty hundredths (731.50) feet along the centerline of Reservoir Road to a set P-K nail;

thence N  $89^{\circ} 40' 36''$  W fifteen and zero hundredths (15.00) feet to a set iron rod on the westerly right-of-way of Reservoir Road, **THE POINT OF BEGINNING**, said rod marking the southeasterly corner of a one (1) acre parcel of land now or formerly owned by Herbert and Virginia Conn Jr. as described in Deed Volume 182, page 608 in the Wyandot County Recorder's office;

thence S  $01^{\circ} 00' 00''$  W three hundred fifteen and sixty hundredths (315.60) feet along the westerly right-of-way of said road to a set iron rod marking the northeasterly corner of a 1.10 acre parcel of land now or formerly owned by James Martin as described in Deed Volume 181, page 950 in the Wyandot County Recorder's office;

thence N  $89^{\circ} 44' 47''$  W four hundred twelve and seventy-two hundredths (412.72) feet along said Martin's northerly line and also along the northerly line of a parcel of land now or formerly owned by J. Leonard Dillion as described in Deed Volume 167, page 550 in the Wyandot County Recorder's office to a found wood post marking the northwesterly corner thereof;

thence S  $01^{\circ} 20' 42''$  W two hundred seven and forty-one hundredths (207.41) feet along said Dillion's westerly line to a set iron rod marking the southwesterly corner thereof and the southeasterly corner of Lot Two (2);

thence N  $88^{\circ} 53' 31''$  W eight hundred ninety-five and sixty-two hundredths (895.62) feet along the northerly line of a 36.61 acre parcel of land now or formerly owned by the Village of Upper Sandusky as described in Deed Volume 126, page 39 in the Wyandot County Recorder's office and along the southerly line of Lot Two (2) to a set iron rod marking the southwesterly corner thereof;

REFERENCE SURVEY VOL. 7  
PAGE 199 IN THE TAX MAP OFFICE

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thence N 01° 29' 23" E five hundred ninety-eight and seven hundredths (598.07) feet along the westerly line of Lot Two (2) to the top of bank of the Sandusky River, passing at five hundred ninety-three and seven hundredths (593.07) feet a set iron rod on line for reference;

thence N 76° 27' 12" E one hundred four and three hundredths (104.03) feet along the meandering top of bank of the Sandusky River to the westerly line of a 13.10 acre parcel of land now or formerly owned by Vernon Orians as described in Deed Volume 169, page 318 in the Wyandot County Recorder's office;

thence S 01° 29' 23" W two hundred sixty-two and twenty-five hundredths (262.25) feet along said Orians' westerly line to a set iron rod marking the southwesterly corner thereof, passing at five and zero hundredths (5.00) feet a set iron rod on line for reference;

thence S 88° 38' 51" E seven hundred ninety-two and zero hundredths (792.00) feet along said Orians' southerly line to a found wood fence post marking the southeasterly corner thereof;

thence N 01° 19' 22" E one hundred sixty-four and seventy-five hundredths (164.75) feet along said Orians' easterly line to a found wood post marking the southwesterly corner of said Conn's one (1) acre parcel;

thence S 89° 40' 36" E four hundred thirteen and eleven hundredths (413.11) feet along said Conn's southerly line to  
**THE POINT OF BEGINNING.**

Containing in all, 10.979 ACRES of land, more or less,  
subject to all legal highways and easements.

Bearings are assumed and for angular measurement only.

This legal description is based upon a survey done by James G. Homan Jr., P.S. #6972, HANK AND ASSOCIATES, INC., in September, 1991.

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SURVEYING

Being a part of Lot Four (4) as recorded in Plat Volume One (1); page eighty-three (83) in the Wyandot County Recorder's office and part of Lot Two (2) in the southeast quarter of Section 32, Crane Township, Town-2-South, Range-14-East, Wyandot County, Ohio described as follows:

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Commencing at a found monument box marking the centerline intersection of State Route 182 and Reservoir Road; thence S 01° 00' 00" W seven hundred thirty-one and fifty hundredths (731.50) feet along the centerline of Reservoir Road to a set P-K nail;

thence N 89° 40' 36" W fifteen and zero hundredths (15.00) feet to a set iron rod on the westerly right-of-way of Reservoir Road, said rod marking the southeasterly corner of a one (1) acre parcel of land now or formerly owned by Herbert and Virginia Conn, Jr. as described in Deed Volume 182, page 608 in the Wyandot County Recorder's Office;

thence S 01° 00' 00" W three hundred fifteen and sixty hundredths (315.60) feet along the westerly right-of-way of said road to a set iron rod marking the northeasterly corner of a 1.10 acre parcel of land now or formerly owned by James Martin as described in Deed Volume 181, page 950 in the Wyandot County Recorder's office;

thence N 89° 44' 47" W four hundred twelve and seventy-two hundredths (412.72) feet along said Martin's northerly line and also along the northerly line of a parcel of land now or formerly owned by J. Leonard Dillion as described in Deed Volume 167, page 550 in the Wyandot County Recorder's office to a found wood post marking the northwesterly corner thereof and being **THE POINT OF BEGINNING**;

thence S 01° 20' 42" W two hundred seven and forty-one hundredths (207.41) feet along said Dillion's westerly line to a set iron rod marking the southwesterly corner thereof and southeasterly corner of Lot Two (2);

thence N 88° 53' 31" W eight hundred ninety-five and sixty-two hundredths (895.62) feet along the northerly line of a 36.61 acre parcel of land now or formerly owned by the Village of Upper Sandusky as described in Deed Volume 126, page 39 in the Wyandot County Recorder's office and along the southerly line of Lot Two (2) to a set iron rod marking the southwesterly corner thereof;

thence N 01° 29' 23" E five hundred ninety-eight and seven hundredths (598.07) feet along the westerly line of Lot Two (2) to the top of bank of the Sandusky River, passing at five hundred ninety-three and seven hundredths (593.07) feet a set iron rod on line for reference;

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thence N  $76^{\circ} 27' 12''$  E one hundred four and three hundredths (104.03) feet along the meandering top of bank of the Sandusky River to the westerly line of a 13.10 acre parcel of land now or formerly owned by Vernon Orians as described in Deed Volume 169, page 318 in the Wyandot County Recorder's office;

thence S  $01^{\circ} 29' 23''$  W two hundred sixty-two and twenty-five hundredths (262.25) feet along said Orians' westerly line to a set iron rod marking the southwesterly corner thereof, passing at five and zero hundredths (5.00) feet a set iron rod on line for reference;

thence S  $88^{\circ} 38' 51''$  E seven hundred ninety-two and zero hundredths (792.00) feet along said Orians' southerly line to a found wood fence post marking the southeasterly corner thereof;

thence S  $00^{\circ} 30' 05''$  W one hundred fifty-one and thirty-five hundredths (151.35) feet to THE POINT OF BEGINNING.

Containing in all 7.982 acres of land, more or less, but subject to all legal highway and other easements of record.

Bearings are assumed and for angular measurement only.

This legal description is base upon a survey done by James G. Homan, Jr., P.S. #6972, HANK AND ASSOCIATES, INC., in September, 1991.

Reference is made to SURVEY VOLUME 7, PAGE 199.

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