

LEGAL DESCRIPTION

Being a parcel of land situated in the Village of Mexico, Tymochtee Township, Township-1-South, Range-14-East, Wyandot County, Ohio described as follows:

BEGINNING at a set iron rod marking the northwesterly corner of Lot 1 in said Village of Mexico and the easterly right-of-way of Sandusky Street (82.5 foot right-of-way);

thence **N 28° 24' 00" E** eight and twenty-five hundredths (**8.25**) feet along the easterly right-of-way of Sandusky Street to a found 1/2" diameter iron pipe marking the centerline of a vacated alley (16.5 foot wide) and the southerly line of a 1.74 acre parcel of land now or formerly owned by Robert and Kelli L. Cook as described in Wyandot County Official Record Volume 235, page 1445;

thence **S 61° 45' 40" E** two hundred ninety-one and sixty hundredths (**291.60**) feet along the centerline of said vacated alley and the southerly line of said Cook's 1.74 acre parcel to a set iron rod marking the southeasterly corner thereof and the east line of said Village of Mexico;

thence **S 00° 00' 00" E** nine and thirty-six hundredths (**9.36**) feet along the east line of said Village of Mexico to a set iron rod marking the northeasterly corner of said Lot 50 in said Village of Mexico;

thence **N 61° 45' 40" W** two hundred ninety-six and five hundredths (**296.05**) feet along the northerly line of said Lot 50 and the northerly lines of Lots 48 and 1 in said Village of Mexico to **THE POINT OF BEGINNING**.

Containing in all, **0.056** acres of land, more or less, subject to all legal highways and easements. The 0.056 acre parcel is part of parcel number: 38-2855-0000.

The bearing of the right-of-way of Sandusky Street is assumed N 28° 24' 00" E. Bearings are assumed and for angular measurement only.

All iron rods set and found (unless noted) are 5/8" diameter by 30" in length with personalized caps marked Hank and ASSOC. driven flush.

This 0.056 acre legal description is based upon an actual field survey by James G. Homan, Jr. P.S. #6972, HANK and Associates, Inc., 137 South Washington Street, Tiffin, Ohio 44883 in June, 2021.

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REFERENCE SURVEY VOL. C
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2021"



Inverse with Area

6/21/2021 07:48

PNTNO	BEARING	DISTANCE	NORTHING	EASTING	STATION	DESC
PP	N 28°24'00" E	8.25	4222.39	4560.75	0.00	
PP	S 61°45'40" E	291.60	4229.65	4564.67	8.25	
PP	S 00°00'00" E	9.36	4091.68	4821.57	299.85	
PP	N 61°45'40" W	296.05	4082.31	4821.57	309.21	
PP			4222.39	4560.75	605.27	
Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E						
Closure Precision> 1 in 470579212034478.31 Total Distance Inversed> 605.27						
Area: 2424.071 S.F., 0.056 Acres						



REFERENCE SURVEY VOL. 1808
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