

LEGAL DESCRIPTION

Being a parcel of land situated in the Northwest Quarter of Section 7, Tymochtee Township, T-1-S, R-14-E, Wyandot County, Ohio, described as follows:

Commencing at a found mag nail marking the Northwest Corner of Section 7 and the centerline intersection of Township Highway 107 and Township Highway 11, referenced by a found iron rod at **S 38° 49' 28" E** thirty-two and twenty-two hundredths **(32.22)** feet;

thence **S 89° 42' 52" E** six hundred forty-four and fifty-five hundredths **(644.55)** feet along the northerly line of Section 7 and the centerline of Township Highway 11 to a set nail, **THE POINT OF BEGINNING**, referenced by a set iron rod at **S 04° 21' 34" E** twenty-five and eight hundredths **(25.08)** feet marking the southerly right-of-way of said road;

thence **S 89° 42' 52" E** forty and thirteen hundredths **(40.13)** feet along said northerly section line and said centerline to a set nail;

thence **S 04° 21' 34" E** three hundred seventy-eight and fifty-five hundredths **(378.55)** feet to a set iron rod, passing a set iron rod at twenty-five and eight hundredths **(25.08)** feet marking the southerly right-of-way of said road;

thence **S 88° 07' 58" E** ninety and zero hundredths **(90.00)** feet to a set iron rod;

thence **S 45° 58' 24" E** one hundred thirty-five and seventy-six hundredths **(135.76)** feet to a set iron rod;

thence **S 00° 02' 29" W** one hundred sixty and twenty-nine hundredths **(160.29)** feet to a set iron rod, passing a set iron rod on line and for reference at one hundred ten and twenty-nine hundredths **(110.29)** feet;

thence **N 89° 46' 28" W** three hundred fifty-two and ninety hundredths **(352.90)** feet to a set iron rod;

thence **N 00° 32' 55" W** two hundred sixty-one and sixty-seven hundredths **(261.67)** feet to a set iron rod, passing a set iron rod on line and for reference at fifty and zero hundredths **(50.00)** feet;

thence **S 88° 07' 58" E** one hundred twenty-seven and eighty hundredths **(127.80)** feet to a set iron rod;

thence **N 04° 21' 34" W** three hundred seventy-seven and forty-four hundredths **(377.44)** feet to the northerly section line and the centerline of Township Highway 11 to **THE POINT OF BEGINNING**, passing a set iron rod at three hundred fifty-two and thirty-six hundredths **(352.36)** feet marking the southerly right-of-way of said road.

Containing in all, **2.331 acres** of land, more or less, of which 0.023 acres is currently contained in the road right-of-way, subject to all legal highways and easements.

The centerline bearing of Township Highway 11 is assumed S 89° 42' 52" E. Bearings are assumed and for angular measurement only.

All iron rods set are 5/8" diameter by 30" in length with personalized caps marked HANK AND ASSOC. driven flush.

This 2.331 acre legal description is based upon an actual field survey by Daniel J. Nichols, PS. #7460, HANK & Associates, Inc., 137 South Washington Street, Tiffin, Ohio 44883 in June, 2022.

20221055.leg



Inverse With Area

Tue Jun 21 07:36:00 2022

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PntNo	Bearing	Distance	Northing	Easting	Description
713			12622.69	5264.93	pks
	S 89°42'52" E 40.13				
714			12622.49	5305.06	pks
	S 04°21'34" E 378.55				
708			12245.03	5333.84	irs
	S 88°07'58" E 90.00				
703			12242.10	5423.79	irs
	S 45°58'24" E 135.76				
704			12147.75	5521.40	lath
	S 00°02'29" W 160.29				
706			11987.46	5521.28	calc
	N 89°46'28" W 352.90				
707			11988.85	5168.39	calc
	N 00°32'55" W 261.67				
701			12250.51	5165.89	irs
	S 88°07'58" E 127.80				
712			12246.34	5293.62	irs
	N 04°21'34" W 377.44				
713			12622.69	5264.93	pks

Closure Error Distance> 0.0000

Total Distance Inversed> 1924.54

Area: 101542 Sq. Feet, 2.3311 Acres

REFERENCE SURVEY VOL. CPAGE 1846 IN THE TAX MAP OFFICE

"2022"