

# 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 3, Sycamore Township, Township-1-South, Range-15-East, Wyandot County, Ohio, described as follows:

Commencing at a found iron rod marking the Northeast Corner of Section 3 and the centerline intersection of County Road 1 and Township Road 10 referenced by a set iron rod at  
**S 47° 32' 10" W** forty-five and eighteen hundredths (45.18) feet;

thence **N 90° 00' 00" W** one thousand three hundred twenty-three and seventy-four hundredths (1323.74) feet along the northerly line of said section and the centerline of County Highway 1 to a set nail **THE POINT OF BEGINNING**, referenced by a set iron rod at **S 00° 43' 39" W** thirty and zero hundredths (30.00) feet;

thence **S 00° 43' 39" W** six hundred sixty-four and thirteen hundredths (664.13) feet to a found wood post referenced by a set iron rod on the north side of wood post marking the northwesterly corner of a 60 acre parcel of land now or formerly owned by Glen Wickham as described in Wyandot County Deed Volume 204, Page 709, 711;

thence **S 89° 50' 02" W** three hundred forty-seven and seventy-five hundredths (347.75) feet to a set iron rod;

thence **N 00° 43' 39" E** six hundred sixty-five and fourteen hundredths (665.14) feet to a set nail marking the northerly line of said section and the centerline of County Highway 1, passing a set iron rod at six hundred thirty-five and fourteen hundredths (635.14) feet marking the southerly right-of-way of said road;

thence **S 90° 00' 00" E** three hundred forty-seven and seventy-three hundredths (347.73) feet along said northerly section line and said centerline to **THE POINT OF BEGINNING**.

Containing in all, **5.305 acres** of land, more or less, of which 0.240 acres is currently contained in the road right-of-way, subject to all legal highways and easements.

The bearing of County Highway 1 is assumed **S 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 5.305 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, on November, 2004.

2035012s1.leg

REFERENCE SURVEY VOL. D  
PAGE 237 IN THE TAX MAP OFFICE

PARCEL 2

5.305 AC.



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## PARCEL # 1 LEGAL DESCRIPTION

Being a parcel of land situated in the Northeast Quarter of Section 3, Sycamore Township, Township-1-South, Range-15-East, Wyandot County, Ohio, described as follows:

**BEGINNING** at a found iron rod marking the Northeast Corner of Section 3 and the centerline intersection of County Road 1 and Township Road 10 referenced by a set iron rod at S 47° 32' 10" W forty-five and eighteen hundredths (45.18) feet;

thence **S 00° 37' 19" W** six hundred sixty and twenty-eight hundredths (**660.28**) feet along the easterly line of said section and the centerline of Township Highway 10 to a set nail marking the northeasterly corner of a 60 acre parcel of land now or formerly owned by Glen Wickham as described in Wyandot County Deed Volume 204, Page 709, 711 referenced by a set iron rod at S 89° 50' 02" W thirty-three and zero hundredths (33.00) feet;

thence **S 89° 50' 02" W** one thousand three hundred twenty-five and one hundredths (**1325.01**) feet along said Wickham's northerly line to a found wood post referenced by a set iron rod on the north side of wood post marking said Wickham's northwesterly corner thereof;

thence **N 00° 43' 39" E** six hundred sixty-four and thirteen hundredths (**664.13**) feet to a set nail marking the northerly line of said section and the centerline of County Highway 1, passing a set iron rod at six hundred thirty-four and thirteen hundredths (634.13) feet marking the southerly right-of-way of said road;

thence **S 90° 00' 00" E** one thousand three hundred twenty-three and seventy-four hundredths (**1323.74**) feet along said northerly section line and said centerline to **THE POINT OF BEGINNING**.

Containing in all, **20.131 acres** of land, more or less, of which 1.39 acres is currently contained in the road right-of-way, subject to all legal highways and easements.

The bearing of County Highway 1 is assumed S 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 20.131 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, on November, 2004. 2035012s1.leg

REFERENCE SURVEY VOL. **D**  
PAGE **237** IN THE TAX MAP OFFICE

PARCEL 1

20.131 A.

