

# 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

## LEGAL DESCRIPTION

Being a parcel of land situated in part of the Village of Sycamore and the Northeast Quarter of Section 18, Sycamore Township, Township-1-South, Range-15-East, Wyandot County, Ohio, described as follows:

Commencing at a found nail marking the Northeast Corner of Section 18 and the centerline intersection of State Route 231 and County Highway 16, from which a found iron rod for reference bears S 45° 00' 40" W forty-two and forty-three hundredths (42.43) feet;

thence S 90° 00' 00" W one thousand three hundred five and ninety-eight hundredths (1305.98) feet along the northerly line of Section 18 and the centerline of County Highway 16 to a set nail marking the west line of East Half of the Northeast Quarter of Section 18;

thence S 00° 21' 42" W six hundred thirty and twelve hundredths (630.12) feet to the centerline of Sycamore Creek, passing a set iron rod at thirty and zero hundredths (30.00) feet marking the southerly right-of-way of said road **THE POINT OF BEGINNING**, from which a set iron rod on line and for reference bears S 00° 21' 42" W forty-two (42) feet;

thence along the centerline of said Sycamore Creek as follows:

thence **S 65° 45' 05" E** two hundred thirty-seven and seventy-four hundredths (**237.74**) feet, from which a set iron rod for reference bears S 00° 00' 00" W forty-five (45) feet;

thence **S 30° 19' 55" E** one hundred ninety-eight and nine hundredths (**198.09**) feet, from which a set iron rod for reference bears S 00° 00' 00" W forty (40) feet;

thence **S 54° 01' 35" E** ninety-nine and seventy hundredths (**99.70**) feet, from which a set iron rod for reference bears S 00° 00' 00" W thirty (30) feet;

thence **N 67° 35' 23" E** forty-two and forty-nine hundredths (**42.49**) feet, from which a set iron rod for reference bears S 45° 00' 00" E thirty (30) feet;

thence **N 09° 34' 51" W** one hundred thirteen and six hundredths (**113.06**) feet, from which a set iron rod for reference bears N 90° 00' 00" E seventy (70) feet;

thence **N 60° 11' 16" E** one hundred four and eighty-nine hundredths (**104.89**) feet, from which a set iron rod for reference bears N 90° 00' 00" E forty (40) feet;

thence **N 53° 07' 48" E** fifty and zero hundredths (**50.00**) feet, from which a set iron rod for reference bears S 00° 00' 00" W thirty (30) feet;

thence **S 57° 54' 22" E** one hundred twenty-five and seventy-one hundredths (**125.71**) feet, from which a set iron rod for reference bears N 90° 00' 00" W fifty (50) feet;

thence **S 39° 13' 59" E** three hundred nineteen and thirty-two hundredths (**319.32**) feet, from which a set iron rod for reference bears S 00° 00' 00" W thirty (30) feet;

thence **S 29° 57' 03" E** one hundred thirty-three and seventy-eight hundredths (**133.78**) feet, from which a set iron rod for reference bears S 27° 59' 31" W forty-one (41) feet;

thence **S 00° 10' 40" E** two hundred five and fifty-seven hundredths (**205.57**) feet, from which a set iron rod for reference bears N 57° 52' 17" W forty-seven (47) feet;

thence **S 22° 49' 41" W** sixty-six and twenty-five hundredths (**66.25**) feet, from which a set iron rod for reference bears N 90° 00' 00" W thirty-five (35) feet;

thence **S 67° 08' 02" W** three hundred forty-three and eighty-two hundredths (**343.82**) feet, from which a set iron rod for reference bears N 90° 00' 00" W forty-five (45) feet;

thence **S 56° 24' 01" W** three hundred fifty-four and forty-eight hundredths (**354.48**) feet, from which a set iron rod for reference bears N 90° 00' 00" W forty (40) feet;

thence **S 22° 38' 16" W** seventy-six and sixty-five hundredths (**76.65**) feet, from which a set iron rod for reference bears N 90° 00' 00" W forty (40) feet;

thence **S 05° 57' 21" E** one hundred five and thirty-nine hundredths (**105.39**) feet to a set nail marking the centerline of a bridge referenced by a set iron rod at N 81° 19' 51" W forty-one and ninety-one hundredths (41.91) feet;

thence **N 81° 19' 51" W** forty-one and ninety-one hundredths (**41.91**) feet along said bridge centerline to a set iron rod marking the top of bank of Sycamore Creek;

thence **S 06° 01' 00" W** ninety-eight and seventy-seven hundredths (**98.77**) feet along said top of bank of Sycamore Creek to a set iron rod;

thence **S 14° 18' 44" E** two hundred fifty-three and seventy-three hundredths (**253.73**) feet along the top of bank of said creek to a set iron rod next to a found wood post marking the northeasterly corner of a 3.21 acre parcel of land now or formerly owned by Romanko Farms as described in Wyandot County Official Record Volume 24, Page 976;

thence **N 89° 08' 48" W** two hundred eighty-nine and ninety-three hundredths (**289.93**) feet along said Romanko Farm's northerly line to a set iron rod next to a found wood post marking the existing westerly corporation line to the Village of Sycamore and also marking the easterly line of a parcel of land now or formerly owned by Kenneth Beard as described in Wyandot County Deed Volume 125, Page 147 and Deed Volume 207, Page 928;

thence **N 00° 21' 42" E** one thousand six hundred fifty-two and eighty-three hundredths (**1652.83**) feet along said corporation line and said Beard's easterly line to **THE POINT OF BEGINNING**.

Containing in all, **20.187 acres** of land, more or less, of which 0.03 acres is currently contained in the road right-of-way, subject to all legal highways and easements.

5.925 acres in the Village of Sycamore, 14.262 acres in the Northeast Quarter.

The bearing of County Highway 16 is assumed **S 90° 00' 00" W**.

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 20.187 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 in November, 2005.

2051161s1.leg

