



# HANK AND ASSOCIATES, INC.

ENGINEERING  SURVEYING



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## 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.

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