



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 and Southeast Quarter of Section 11 and the Southwest Quarter of Section 12, Tymochtee Township, Township-1-South, Range-14-East, Wyandot County, Ohio, described as follows:

BEGINNING at a set nail marking the intersection of the centerline of County Highway 37 and the East-West Quarter Section line of Section 12, referenced by a set iron rod at S 89° 20' 38" W thirty-six and forty-six hundredths (36.46) feet;

thence **S 33° 58' 22" W** one thousand three hundred sixty-one and seventy-four hundredths (1361.74) feet along said centerline to a set nail marking the most easterly corner of a parcel of land now or formerly owned by Joe F. Weininger, et ux as described in Wyandot County Deed Volume 192, Page 281, reference by a found iron pipe at N 55° 51' 14" W seventeen and eighteen hundredths (17.18) feet;

thence **N 55° 51' 14" W** two hundred twenty-two and twenty-seven hundredths (222.27) feet along said Weininger's northerly line to a found iron pipe marking the most northerly corner thereof;

thence **S 34° 06' 36" W** three hundred eighty-seven and three hundredths (387.03) feet along said Weininger's westerly line to a found iron pipe marking the most westerly corner thereof;

thence **S 55° 53' 29" E** two hundred twenty-three and twenty hundredths (223.20) feet along said Weininger's southerly line to a set nail marking the centerline of County Highway 37, passing a found iron pipe on line and for reference at two hundred five and zero hundredths (205.00) feet;

thence **S 33° 58' 22" W** forty and forty-eight hundredths (40.48) feet along said centerline to a set nail marking the northerly line of a parcel of land now or formerly owned by J. Dewey Hetzel, Jr. as described in Wyandot County Official Record Volume 96, Page 745, Official Record Volume 142, Page 956, 958, referenced by a set iron rod at S 89° 15' 53" W thirty-six and forty-nine hundredths (36.49) feet marking the westerly right-of-way of said highway;

thence **S 89° 15' 53" W** two thousand ninety-nine and eighty-four hundredths (2099.84) feet along said Hetzel, Jr. northerly line to a found wood post marking the North-South Quarter Section line of Section 11, referenced by a set iron rod at N 89° 15' 53" E one and zero hundredths (1.00) feet;

(PARCEL #2) (124.147A)
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thence **N 00° 51' 12" E** one thousand four hundred ninety-seven and fourteen hundredths **(1497.14)** feet along said North-South Quarter Section line to found wood post marking the Center of Section 11, passing a set iron rod on line and for reference at one thousand four hundred ninety-six and fourteen hundredths **(1496.14)** feet;

thence **N 02° 05' 21" W** one thousand three hundred forty-eight and thirty-one hundredths **(1348.31)** feet along said North-South Quarter Section line to a found wood post marking the northerly former railroad right-of-way, passing a set iron rod on line and for reference at one thousand three hundred forty-seven and thirty-one hundredths **(1347.31)** feet;

thence **S 61° 34' 23" E** fifty-five and fifty-nine hundredths **(55.59)** feet along said northerly former railroad right-of-way to a set iron rod;

thence **N 28° 36' 43" E** ten and zero hundredths **(10.00)** feet along said former railroad right-of-way to a set iron rod;

thence **S 61° 23' 17" E** four hundred ninety-seven and three hundredths **(497.03)** feet along said northerly former railroad right-of-way to a set iron rod;

thence **S 28° 26' 49" W** ten and zero hundredths **(10.00)** feet along said former railroad right-of-way to a set iron rod;

thence **S 61° 23' 23" E** one thousand two hundred seventy-seven and forty-eight hundredths **(1277.48)** feet along said northerly former railroad right-of-way to a set iron rod marking the beginning of a curve with a radius of 5676.50 feet and a delta angle of 06° 49' 54";

thence along said curve and northerly former railroad right-of-way with a chord bearing of **S 63° 40' 05" E** and a chord distance of six hundred seventy-six and forty-four hundredths **(676.44)** feet to a set iron rod;

thence **S 69° 51' 39" E** two hundred ninety-seven and sixty-nine hundredths **(297.69)** feet to a set iron rod marking the beginning of a curve with a radius of 2703.66 feet and a delta angle of 03° 26' 40";

thence along said curve and northerly former railroad right-of-way with a chord bearing of **S 68° 08' 40" E** and a chord distance of one hundred sixty-two and fifty-one hundredths **(162.51)** feet to a set iron rod marking the East-West Quarter Section line of Section 11;

thence **N 89° 20' 38" E** twenty-three and seventy hundredths **(23.70)** feet along said East-West Quarter Section line to a set iron rod marking the East Quarter Post of Section 11 and the West Quarter Post of Section 12;

thence **N 89° 20' 38" E** four hundred fifty-nine and twenty-eight hundredths **(459.28)** feet along said East-West Quarter Section line of Section 12 to **THE POINT OF BEGINNING.**

Containing in all, **124.147 acres** of land, more or less, of which 0.966 acres is currently contained in the highway right-of-way, subject to all legal highways and easements.

37.997 acres in NE. 1/4 Section 11,
82.59 acres in SE. 1/4 Section 11,
3.56 acres in SW. 1/4 Section 12,

The bearing of County Highway 37 is assumed N 33° 58' 22" E.

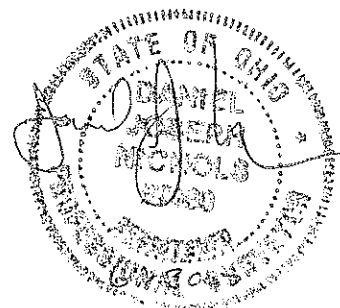
Bearings are assumed and for angular measurement only.

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

This 124.147 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 April, 2007.

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revised per Wyandot County Tax map





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Parcel #1 LEGAL DESCRIPTION

Being a parcel of land situated in the Southeast Quarter of Section 11 and the Northeast, Northwest and Southwest Quarter of Section 12, Tymochtee Township, Township-1-South, Range-14-East, Wyandot County, Ohio, described as follows:

BEGINNING at a set nail marking the intersection of the centerline of County Highway 37 and the East-West Quarter Section line of Section 12, referenced by a set iron rod at N 89° 20' 38" E thirty-six and forty-six hundredths (36.46) feet;

thence **N 89° 20' 38" E** eight hundred fifty-one and ten hundredths (851.10) feet along the East-West Quarter Section line to a found railroad tie on end, passing a set iron rod on line and for reference at eight hundred fifty and zero hundredths (850.00) feet and also marking the southeasterly corner of a parcel of land now or formerly owned by John Dewey Hetzel, Jr. Life Estate, et al, as described in Wyandot County Official Record Volume 88, Page 183 & 185;

thence **N 00° 20' 34" W** six hundred fourteen and twenty-four hundredths (614.24) feet along said Hetzel's easterly line to a found railroad tie on end marking the northeasterly corner thereof, passing a set iron rod on line and for reference at six hundred thirteen and zero hundredths (613.00) feet;

thence **N 59° 27' 44" W** three hundred fifty-four and sixty-nine hundredths (354.69) feet along said Hetzel's northerly line to a set nail marking the centerline of County Highway 37, passing a set iron rod at three hundred twenty-four and sixty-four hundredths (324.64) feet marking the southerly right-of-way of said highway;

thence **N 33° 58' 22" E** six hundred twenty-nine and twelve hundredths (629.12) feet along said centerline to a set nail marking the southwesterly corner of a parcel of land now or formerly owned by John Dewey Hetzel, Jr. Life Estate, et al, as described in Wyandot County Official Record Volume 88, Page 183 & 185, referenced by a set iron rod S 89° 42' 50" E thirty-six and five hundredths (36.05) feet;

thence **S 89° 42' 50" E** one thousand two hundred seventy-six and six hundredths (1276.06) feet along said Hetzel's southerly line to a found wood post marking the North-South Quarter Section line, passing a set iron rod on line and for reference at one thousand two hundred seventy-five and zero hundredths (1275.00) feet, and also marking the southwesterly corner of a parcel of land now or formerly owned by Shawn Osborn, et al, Life Estate as described in Wyandot County Official Record Volume 1, Page 499 and Wyandot County Official Record Volume 57, Page 377;

(PARCEL # 1) (160.542A)

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thence **N 89° 34' 17" E** one thousand three hundred thirty and twenty-eight hundredths **(1330.28)** feet along said Osborn's southerly line to a found stone in a monument box marking the centerline of Township Highway 31, passing a set iron rod at one thousand three hundred and twenty-eight hundredths (1300.28) feet marking the westerly right-of-way of said highway;

thence **S 00° 21' 45" E** nine hundred thirty-three and forty-three hundredths **(933.43)** feet along said centerline to a set nail marking the northeasterly corner of a parcel of land now or formerly owned by Patricia DeFranco, as described in Wyandot County Deed Volume 197, Page 536, and Deed Volume 188, Page 643, reference by a set iron rod at **S 89° 38' 15" W** thirty and zero hundredths (30.00) feet marking the westerly right-of-way of said highway;

thence **S 89° 38' 15" W** two hundred thirty-five and zero hundredths **(235.00)** feet along said DeFranco's northerly line to a set iron rod marking the northwesterly corner thereof;

thence **S 00° 21' 45" E** three hundred sixty-two and zero hundredths **(362.00)** feet along said DeFranco's westerly line to a set iron rod marking the East-West Quarter Section line;

thence **S 89° 35' 54" W** one thousand ninety-five and one hundredths **(1095.01)** feet along said East-West Quarter Section line to a found wood post marking the Center of Section 12, passing a set iron rod at one thousand ninety-four and one hundredths (1094.01) feet;

thence **S 00° 23' 18" E** one thousand one hundred fifty-seven and ten hundredths **(1157.10)** feet along the North-South Quarter Section line to a set iron rod marking the northeasterly corner of a parcel of land now or formerly owned by Richard Shellhorn, et ux as described in Wyandot County Deed Volume 175, Page 867;

thence **S 89° 42' 36" W** one thousand three hundred twenty-six and eighty-six hundredths **(1326.86)** feet along said Shellhorn's northerly line to a set iron rod marking the northwesterly corner thereof;

thence **S 00° 41' 32" E** three hundred thirty and thirty-one hundredths **(330.31)** feet along said Shellhorn's westerly line to a found wood post marking the northeasterly corner of a parcel of land now or formerly owned by Kalmbach Feeds, Inc. as described in Wyandot County Official Record Volume 134, Page 397, reference by a set iron rod at **S 89° 40' 12" W** one and zero hundredths (1.00) feet;

thence **S 89° 40' 12" W** one thousand three hundred nineteen and fifty-three hundredths **(1319.53)** feet along said Kalmbach Feeds, Inc. northerly line to a found wood post marking the northwesterly corner thereof and also marking the westerly line of Section 12, and the easterly line of Section 11, also marking the northeasterly corner of a parcel of land now or formerly owned by J. Dewey Hetzel, Jr. as described in Wyandot County Official Record Volume 96, Page 745, Official Record Volume 142, Page 956, 958, reference by a set iron rod at **S 89° 15' 53" W** one and zero hundredths (1.00) feet;

thence **S 89° 15' 53" W** five hundred forty-three and twenty-one hundredths (**543.21**) feet along said Hetzel's northerly line to a set nail marking the centerline of County Highway 37, passing a set iron rod at five hundred six and seventy-two hundredths (506.72) feet marking the easterly right-of-way of said highway;

thence **N 33° 58' 22" E** one thousand seven hundred eighty-nine and ten hundredths (**1789.10**) feet along said centerline to **THE POINT OF BEGINNING**.

Containing in all, **160.542 acres** of land, more or less, of which 2.316 acres is currently contained in the highway right-of-way, subject to all legal highways and easements.

4.969 acres in SE. 1/4 Section 11,
37.592 acres in NE. 1/4 Section 12,
76.069 acres in SW. 1/4 Section 12,
41.912 acres in NW. 1/4 Section 12;

The bearing of County Highway 37 is assumed N 33° 58' 22" 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 160.542 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 April, 2007.

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revised per Wyandot County Tax map

