

LEGAL DESCRIPTION

O'Flaherty
Job No. 25-044-A

0.362 Acres
Parcel A
Parcel Split

Situated in the Township of Sycamore, County of Wyandot, State of Ohio and being part of the NW1/4 of Section 29, T1S, R15E, also being part of a 4.084 acre tract of land conveyed to William O'Flaherty, as described in Book 237, Page 2438 of the Wyandot County Official Records, a tract of land bounded and described as follows;

Commencing at the W1/4 corner of said Section 29, lying on the centerline of County Highway 134;

thence along the west line of the NW1/4 of said Section 29, also being the centerline of said County Highway 134 (60°R/W), N00°21'42"W, a distance of 929.78 feet to a mag nail found marking the northwest corner of a 44.0005 acre tract of land conveyed to Rodney R. Stover, Trustee as described in Book 283, Page 506 of the Wyandot County Official Records, said mag nail referenced by a 5/8" iron pin found with VBK cap lying N36°28'13"E, a distance of 50.04 feet therefrom, said mag nail being the Point of Beginning of the herein described tract;

thence from the above described Point of Beginning and along the west line of the NW1/4 of said Section 29, also being the centerline of said County Highway 134, N00°21'42"W, a distance of 40.00 feet to a mag nail set marking the southwest corner of a 5.000 acre tract of land conveyed to Sarah Ann Curllis as described in Book 237, Page 2436 of the Wyandot County Official Records;

thence along the south line of said 5.000 acre tract, N89°31'27"E, a distance of 394.57 feet to a 5/8" iron pin found with VBK marking the southeast corner of said 5.000 acre tract, passing over a 5/8" iron pin found with VBK cap at 30.00 feet;

thence with the southerly extension of the east line of said 5.000 acre tract, S00°21'42"E, a distance of 40.00 feet to an iron pin set on the north line of said 44.0005 acre tract;

thence along the north line of said 44.0005 acre tract, S89°31'27"W, a distance of 394.57 feet to the Point of Beginning, containing 0.362 acres of land, more or less, of which 0.028 acres lie in the road right-of-way, subject however to all legal highways and prior easements of record.

The above legal description is based upon a field survey performed by Gregory G. Burks, P.S. 8824, on May 7, 2025. The bearings in this legal description are based upon the Ohio Department of Transportation, Ohio County Coordinate System, Wyandot County Low Distortion Projection. All iron pins described as set are 5/8" diameter rebar, 30" long, with caps stamped "Burks PS 8824"

Date: May 19, 2025





Gregory G. Burks, P.S.
Professional Surveyor #8824
Burks Engineering & Surveying, LLC

Parcel A

Segment #1 : Line
Course: N00°21'42"W Length: 40.00'
North: 356578.0119' East: 203204.2175'

Segment #2 : Line
Course: N89°31'27"E Length: 394.57'
North: 356581.2887' East: 203598.7739'

Segment #3 : Line
Course: S00°21'42"E Length: 40.00'
North: 356541.2895' East: 203599.0264'

Segment #4 : Line
Course: S89°31'27"W Length: 394.57'
North: 356538.0127' East: 203204.4700'

Perimeter: 869.13' Area: 0.362acres
Error Closure: 0.0000 Course: N00°00'00"E
Error North: 0.00000 East: 0.00000
Precision 1: 869140000.00

Parcel B

Segment #1 : Line
Course: N00°21'42"W Length: 276.00'
North: 357267.8134' East: 203177.5468'

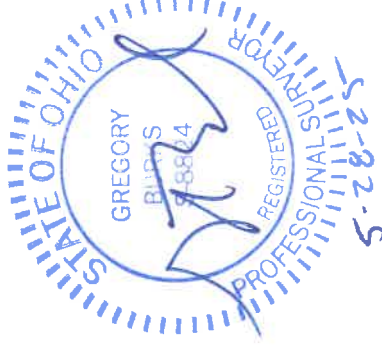
Segment #2 : Line
Course: N89°31'27"E Length: 394.57'
North: 357271.0902' East: 203572.1032'

Segment #3 : Line
Course: S00°21'42"E Length: 276.00'
North: 356995.0957' East: 203573.8454'

Segment #4 : Line
Course: S89°31'27"W Length: 394.57'
North: 356991.8189' East: 203179.2890'

Perimeter: 1341.14' Area: 2.500acres
Error Closure: 0.0000 Course: N00°00'00"E
Error North: 0.00000 East: 0.00000
Precision 1: 1341140000.00

REFERENCE SURVEY VOL. B
PAGE 305 IN THE TAX MAP OFFICE
"2025" Parcel A



Parcel C

Segment #1 : Line
Course: N00°21'42"W Length: 276.00'
North: 358066.5907' East: 203141.7817'

Segment #2 : Line
Course: N89°31'27"E Length: 394.57'
North: 358069.8675' East: 203536.3380'

Segment #3 : Line
Course: S00°21'42"E Length: 276.00'
North: 357793.8730' East: 203538.0802'

Segment #4 : Line
Course: S89°31'27"W Length: 394.57'
North: 357790.5962' East: 203143.5238'

Perimeter: 1341.14' Area: 2.500acres
Error Closure: 0.0000 Course: N00°00'00"E
Error North: 0.00000 East: 0.00000
Precision 1: 1341140000.00

Parcel D

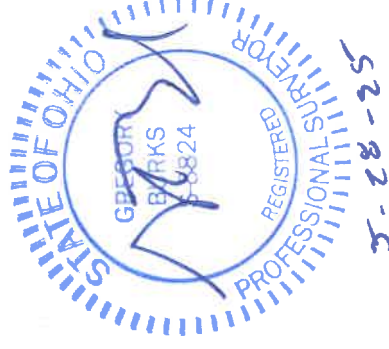
Segment #1 : Line
Course: N00°21'42"W Length: 457.76'
North: 357376.6459' East: 203944.3140'

Segment #2 : Line
Course: N89°43'34"E Length: 360.34'
North: 357378.3684' East: 204304.6499'

Segment #3 : Line
Course: N18°37'42"E Length: 61.14'
North: 357436.3053' East: 204324.1797'

Segment #4 : Line
Course: N75°07'29"E Length: 151.75'
North: 357475.2619' East: 204470.8441'

Segment #5 : Line
Course: N89°31'27"E Length: 53.74'
North: 357475.7082' East: 204524.5823'



Segment #6 : Line
Course: S00°21'42"E Length: 178.90'
North: 357296.8118' East: 204525.7115'

Segment #7 : Line
Course: S89°11'48"W Length: 199.27'
North: 357294.0179' East: 204326.4611'

Segment #8 : Line
Course: S00°21'42"E Length: 159.38'
North: 357134.6411' East: 204327.4671'

Segment #9 : Line
Course: S89°31'27"W Length: 200.28'
North: 357132.9778' East: 204127.1941'

Segment #10 : Line
Course: S08°14'27"W Length: 215.06'
North: 356920.1385' East: 204096.3686'

Segment #11 : Line
Course: S89°31'27"W Length: 149.17'
North: 356918.8996' East: 203947.2037'

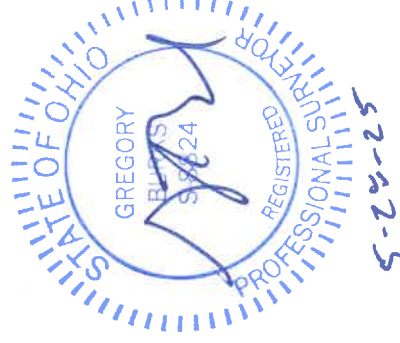
Perimeter: 2186.79' Area: 3.722acres
Error Closure: 0.0047 Course: N02°47'19"E
Error North: 0.00467 East: 0.00023
Precision 1: 465274.47

Combination 1

Segment #1 : Line
Course: N00°21'42"W Length: 316.00'
North: 357712.1175' East: 203149.7042'

Segment #2 : Line
Course: N89°31'27"E Length: 394.57'
North: 357715.3943' East: 203544.2606'

Segment #3 : Line
Course: S00°21'42"E Length: 316.00'
North: 357399.4006' East: 203546.2553'



Segment #4 : Line
Course: S89°31'27"W Length: 394.57'
North: 357396.1238' East: 203151.6989'

Perimeter: 1421.13' Area: 2.862acres
Error Closure: 0.0000 Course: N00°00'00"E
Error North: 0.00000 East: 0.00000
Precision 1: 1421140000.00

Combination 2

Segment #1 : Line
Course: N00°21'42"W Length: 276.00'
North: 358066.5907' East: 203775.2677'

Segment #2 : Line
Course: N89°31'27"E Length: 394.57'
North: 358069.8675' East: 204169.8241'

Segment #3 : Line
Course: S00°21'42"E Length: 134.24'
North: 357935.6302' East: 204170.6714'

Segment #4 : Line
Course: N89°43'34"E Length: 360.34'
North: 357937.3527' East: 204531.0073'

Segment #5 : Line
Course: N18°37'42"E Length: 61.14'
North: 357995.2896' East: 204550.5371'

Segment #6 : Line
Course: N75°07'29"E Length: 151.75'
North: 358034.2462' East: 204697.2015'

Segment #7 : Line
Course: N89°31'27"E Length: 53.74'
North: 358034.6925' East: 204750.9397'

Segment #8 : Line
Course: S00°21'42"E Length: 178.90'
North: 357855.7961' East: 204752.0689'



5-18-25

Segment #9 : Line
Course: S89°11'48"W Length: 199.27'
North: 357853.0022' East: 204552.8185'

Segment #10 : Line
Course: S00°21'42"E Length: 159.38'
North: 357693.6254' East: 204553.8246'

Segment #11 : Line
Course: S89°31'27"W Length: 200.28'
North: 357691.9621' East: 204353.5515'

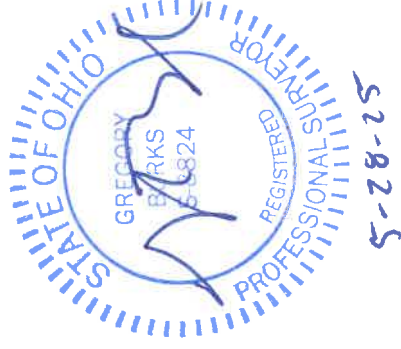
Segment #12 : Line
Course: S08°14'27"W Length: 215.06'
North: 357479.1228' East: 204322.7260'

Segment #13 : Line
Course: S89°31'27"W Length: 149.17'
North: 357477.8839' East: 204173.5611'

Segment #14 : Line
Course: N00°21'42"W Length: 316.00'
North: 357793.8776' East: 204171.5665'

Segment #15 : Line
Course: S89°31'27"W Length: 394.57'
North: 357790.6008' East: 203777.0101'

Perimeter: 3244.41' Area: 6.222acres
Error Closure: 0.0047 Course: N02°47'19"E
Error North: 0.00467 East: 0.00023
Precision 1: 690300.00



5-28-25