

LEGAL DESCRIPTION

O'Flaherty

Job No. 25-044-Combo 2

6.222 Acres
Combination 2

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 and part 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, 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 1245.78 feet to a mag nail set, referenced by an iron pin set, N89°31'27"E, a distance of 30.00 feet therefrom, said mag nail marking 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 276.00 feet to a mag nail found marking the southwest corner of a 7.0861 acre tract of land conveyed to Phillips RRKA, LLC as described in Book 233, Page 1954 of the Wyandot County Official Records;

thence along the south line of said 7.0861 acre tract, N89°31'27"E, a distance of 394.57 feet to a 5/8" iron pin 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, passing over a 5/8" iron pin found at 30.00 feet;

thence along the westerly side of said 44.0005 acre tract for the following 11 courses:

- 1) thence, S00°21'42"E, a distance of 134.24 feet to a 5/8" iron pin found with VBK cap;
- 2) thence, N89°43'34"E, a distance of 360.34 feet to a 5/8" iron pin found with VBK cap;
- 3) thence, N18°37'42"E, a distance of 61.14 feet to a 5/8" iron pin found with VBK cap;
- 4) thence, N75°07'29"E, a distance of 151.75 feet to a 5/8" iron pin found;
- 5) thence, N89°31'27"E, a distance of 53.74 feet to a 5/8" iron pin found with VBK cap;
- 6) thence, S00°21'42"E, a distance of 178.90 feet to a bent 5/8" iron pin found with VBK cap;
- 7) thence, S89°11'48"W, a distance of 199.27 feet to a bent 5/8" iron pin found;
- 8) thence, S00°21'42"E, a distance of 159.38 feet to a bent 5/8" iron pin found;
- 9) thence, S89°31'27"W, a distance of 200.28 feet to a 5/8" iron pin found with VBK cap;
- 10) thence, S08°14'27"W, a distance of 215.06 feet to a 5/8" iron pin found;
- 11) thence, S89°31'27"W, a distance of 149.17 feet to an iron pin set;

thence along the east line of said 5.000 acre tract and it's southerly extension, N00°21'42"W, a distance of 316.00 feet to an iron pin set, passing over a 5/8" iron pin found with VBK cap at 40.00 feet;

thence, S89°31'27"W, a distance of 394.57 feet to the Point of Beginning, containing 6.222 acres of land, more or less, of which 0.190 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



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: 0.000000 East: 0.000000
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'

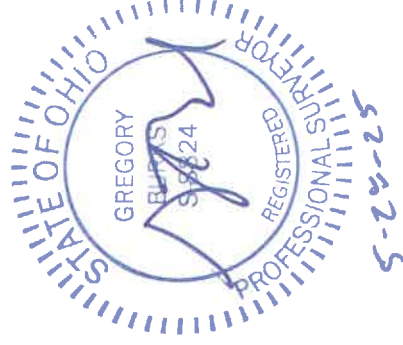
Perimeter: 2186.79' Area: 3.722acres
Error Closure: 0.0047 Course: N02°47'19"E
Error North: 0.00467 East: 0.00023
Precision 1: 465274.47

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'



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

