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3480 N. Main St., Findlay, Ohio 45840

Job No. 21-0409

LEGAL DESCRIPTION

John Seifert

2.710 Acres

Situated in the Township of Richland, County of Wyandot, State of Ohio, and being part of the N1/2 of the SW1/4 of Section 5, T2S, R12E, a tract of land bounded and described as follows:

BEGINNING at a Mag nail set marking the southwest corner of the N1/2 of the SW1/4 of said Section 5 and the northwest corner of a 40 acre tract of land conveyed to William E. Bishop and Doneeta Bishop as described in OR 199, Page 1377 of the Wyandot County Official Records, referenced by an iron pin set S89°37'24"E, a distance of 30.00 feet, said beginning point described as lying, N00°00'00"E, a distance of 1318.84 feet from a Mag nail found marking the southwest corner of said SW1/4;

thence along the west line of the SW1/4 of said Section 5 and being the centerline of County Highway 157 (60'R/W), N00°00'00"E a distance of 276.00 feet to a Mag nail set, referenced by an iron pin set S89°37'24"E, a distance of 30.00 feet;

thence parallel with the south line of the N1/2 of the SW1/4 of said Section 5, S89°37'24"E, a distance of 427.72 feet to an iron pin set, passing over an iron pin set at 30.00 feet;

thence parallel with the west line of said SW1/4, S00°00'00"W, a distance of 276.00 feet to an iron pin set on the south line of the N1/2 of the SW1/4 of said Section 5 and the north line of said 40 acre Bishop tract;

thence along the south line of the N1/2 of the SW1/4 of said Section 5 and the north line of said 40 acre Bishop tract, N89°37'24"W a distance of 427.72 feet to the Point of BEGINNING, passing over an iron pin set S89°37'24"E a distance of 30.00 feet and containing 2.710 acres of land, more or less, of which 0.190 acre lies in the right-of-way of County Highway No. 157, subject however to all legal highways and prior easements of record.

Wyandot County Records: John J. Seifert II & Nancy L. Seifert, OR 51, Page 384

NOTE: The bearings in this legal description are based upon the west line of the SW1/4 of Section 5, Richland Township, bearing N00°00'00"E.

NOTE: I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Nick E. Nigh, PS #7384 on August 24, 2021.

Date: September 8, 2021



Nick E. Nigh, P.S.
Professional Surveyor #7384
Peterman Associates, Inc.

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NE 00 00'00"	276.000		1000.0000	1000.0000	
	SE 89 37'24"	427.720		1276.0000	1000.0000	
	SE 00 00'00"	276.000		1273.1882	1427.7108	
	NW 89 37'24"	427.720		997.1882	1427.7108	
				1000.0000	1000.0000	

CLOSURE:

NE 00 00'00" 0.000
 ERROR:

PERIMETER
 1407.4401

AREA (sq ft)
 118048.1808

AREA

(acres)
 2.7100



Handwritten signature: Nick E. Nigh
Handwritten date: 9-09-2022