

Legal Description
2.000 acres

The following described tract of land is situated in the State of Ohio, Wyandot County, Ridge Township, part of the northwest $\frac{1}{4}$ of Section 23, Township 1 South, Range 12 East, being part of Sue Thompson Family Irrevocable Trust's 23.43 acre tract described in Official Record 273, page 491 and being more particularly described as follows:

Commencing at a stone found in a monument box marking the center of said Section 23 and the intersection of the centerline of Township Highway 23 (40') with the centerline of Township Highway 88, said stone also marking the southeast corner of said 23.43 acre tract;

Thence North 89°35'01" West 1112.30 feet, following the south line of said northwest $\frac{1}{4}$, the south line of said 23.43 acre tract and the centerline of Township Highway 23, to a MAG nail set marking the **point of beginning** reference by an iron pin set N00°13'58"E 18.10';


Thence **North 89°35'01" West 200.00 feet**, following the south line of said northwest $\frac{1}{4}$, the south line of said 23.43 acre tract and the centerline of Township Highway 23, to a MAG nail set marking the southeast corner of Sue Thompson Family Irrevocable Trust's 12.10 acre tract described in O.R. 273, page 486);

Thence **North 00°13'58" East 435.60 feet**, following the west line of said 23.43 acre tract and the east line of said 12.10 acre tract, passing at 18.10 feet a $\frac{3}{4}$ " iron pipe found, to an iron pin set;

Thence **South 89°35'03" East 200.00 feet**, entering said 23.43 acre tract, to an iron pin set;

Thence **South 00°13'58" West 435.60 feet**, passing at 417.60 feet an iron pin set, to the *point of beginning*, containing **2.000 acres**, more or less, with 0.092 acres, more or less contained within the highway right of way. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of January 2023 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.


Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19550 Delaware County Line Rd.
Marysville, Ohio 43040
(740)666-8902



Date: 12/06/23
Job# 22318-2.000

REFERENCE SURVEY VOL. B
PAGE 279 IN THE TAX MAP OFFICE

"2023"

CRD File> C:\Users\guide\guiderwinkle.com\Chris Winkle - GWP\Projects\22318-103 17804

PntNo	Bearing	Distance	Northing	Easting	Description
20			465806.24	1705438.11	mns
	N 89°35'01" W	200.00			
10			465807.70	1705238.11	
	N 00°13'58" E	435.60			
14			466243.29	1705239.88	
	S 89°35'03" E	200.00			
21			466241.84	1705439.88	ips
	S 00°13'58" W	435.60			
20			465806.24	1705438.11	mns

Closure Error Distance> 0.0000
Total Distance Inversed> 1271.20

Area: 87120 Sq. Feet, 2.0000 Acres

REFERENCE SURVEY VOL. BPAGE 279 IN THE TAX MAP OFFICE

"2023"