



Jacques M. Glaze
Land Surveying, LLC

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SURVEY DESCRIPTION

48.594 ACRES

PART SOUTH HALF, SOUTHEAST QUARTER SECTION 3

MIFFLIN TOWNSHIP, WYANDOT COUNTY, OHIO

Situated in the Township of Mifflin, County of Wyandot, State of Ohio, being situated in the South Half of the Southeast Quarter, Section Three (3), of Township Three (3) South, Range Thirteen (13) East, and being more particularly bounded and described as follows:

Beginning for the same at a magnetic survey nail found over an iron pipe and stone, at the intersecting Centerline of State Route 53 and the East Line of the Southeast Quarter Section 3, said point also being the Southeast Corner of Section 3, and further being referenced by a Rebar Set at North $00^{\circ}\sim 34'\sim 48''$ East 22.50 feet;

Thence South $89^{\circ}\sim 00'\sim 00''$ West along and with the aforesaid Centerline of State Route 53 and the South Line of Section 3, a distance of 219.52 feet to a Railroad Spike Previously Set at an existing property corner, and being referenced by a Rebar Previously Set at North $00^{\circ}\sim 17'\sim 58''$ East 22.50 feet;

Thence North $00^{\circ}\sim 17'\sim 58''$ East along and with an existing property line, passing over the aforementioned Rebar Previously Set at 22.50 feet, a distance of 406.10 feet to a Rebar Previously Set at an existing property corner;

Thence South $88^{\circ}\sim 54'\sim 47''$ West, along and with an existing property line, a distance of 371.92 feet to a Rebar Previously Set at an existing property corner;

Thence South $00^{\circ}\sim 26'\sim 22''$ West along and with an existing property line, passing over a Rebar Previously Set at 383.06 feet, a distance of 405.56 feet to a Railroad Spike Previously Set in the aforesaid Centerline of State Route 53 and the South Line of Section 3,

Thence South $89^{\circ}\sim 00'\sim 00''$ West along and with the aforesaid Centerline of State Route 53 and the South Line of Section 3, a distance of 1119.86 feet to a Magnetic Survey Spike Set in an existing property corner, and being referenced by a Rebar Set North $00^{\circ}\sim 33'\sim 43''$ East 22.50 feet;

Survey Description 48.594 Acres (continued)

Thence North 00°~33'~43" East along and with an existing property line, passing over the aforementioned Rebar Set at 22.50 feet, a distance of 1324.74 feet to a Rebar Set at an existing property corner, and in the North Line of the South Half of the Southeast Quarter Section 3;

Thence North 88°~59'~47" East along and with an existing property line, and the North Line of the South Half of the Southeast Quarter Section 3, a distance of 1712.70 feet to a Rebar Set on the east edge of an existing stone found, and the north side of a 5" timber post found, at an existing property corner, and also being the East Line of the Southeast Quarter Section 3:

Thence South 00°~34'~48" West, along and with an existing property line and the aforesaid East Line of the Southeast Quarter Section 3, passing over a Rebar Set at 1302.36 feet, a distance of 1324.86 feet to the Place of Beginning.

The foregoing description contains 48.594 Acres of total land more or less and is subject to legal highways, easements, and restrictions of record, of which 0.692 acres said land is situate in the Road Right-of-Way of State Route 53.

All points designated "Rebar Set" have a 5/8 inch diameter rebar in place with a yellow plastic cap bearing the inscription "Jacques Glaze Surveyor 6817".

The foregoing description was prepared from an actual field survey completed on June 13th, and 17th, 2021 by Jacques M. Glaze, Registered Surveyor #6817, and field assistant Brian J. Gilbert.

Bearing reference was taken from Survey Book Volume 3; Page 58, dated 1882, on file in the Wyandot County Tax Map Office, and also as shown on the accompanying 48.594 Acre Plat of Survey dated June 18th, 2021 and prepared by Jacques M. Glaze Land Surveying, LLC.

Prior Deed Reference: Official Record Book 193; Page 1934 thru 1935 on file in the Wyandot County Recorder's Office.

Jacques M. Glaze
June 23rd, 2021



48.594 acres.

Pt.	X, Y	Lat	Long
POB	0, 0	0 N	0 E
1	-219, -4	0.0378 S	0 00 02.1635 W
2	-217, 402	0 00 03.9651 N	0 00 02.1426 W
3	-589, 395	0 00 03.8956 N	0 00 05.8079 W
4	-592, -10	0.1019 S	0 00 05.8386 W
5	-1712, -30	0.2946 S	0 00 16.8754 W
6	-1699, 1295	0 00 12.7628 N	0 00 16.7473 W
7	13, 1325	0 00 13.0585 N	0 00 00.1322 E
8	0, -0	0 S	0 00 00 E

S 89 W 219.52 Feet
N 0:17:58 E 406.1 Feet
S 88:54:47 W 371.92 Feet
S 0:26:22 W 405.56 Feet
S 89 W 1119.86 Feet
N 0:33:43 E 1324.74 Feet
N 88:59:47 E 1712.70 Feet
S 0:34:48 W 1324.86 Feet

This survey closes within 0.0019555 feet with an angle of 44.592986 degrees.
Closing Call: N 45:24:25 W 0.002 Closure/Perimeter Ratio: 1/3521031



N

Jacques M. Glaze 06.23.2021



Norman and Dayna Pahl; 48.594 Acres		
E Part; S Half; SE Quarter Section 3 Mifflin Twp.		
Wyandot County, Ohio		
June 14th, 2021	Scale: 1" = 300'	Jacques Glaze