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Job No. 24-0089

LEGAL DESCRIPTION Lucius

4.057 Acres

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the NW1/4 of the NW1/4 of Section 25, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the north line of the NW1/4 of said Section 25, described as lying N90°00'00"E a distance of 695.00 feet from a mag nail found over a stone marking the northwest corner of the NW1/4 of said Section 25, referenced by an iron pin set S00°00'00"E a distance of 30.00 feet;

thence from the above described point of beginning and along the north line of the NW1/4 of said Section 25, also being the centerline of State Route 103 (60' R/W), N90°00'00"E, a distance of 40.00 feet to a mag nail set;

thence S00°47'16"E a distance of 677.00 feet to an iron pin set, passing over an iron pin set at 30.00 feet

thence parallel with the north line of the NW1/4 of said Section 25 N90°00'00"E, a distance of 47.00 feet to an iron pin set;

thence S00°15'07"E, a distance of 472.00 feet to an iron pin set;

thence parallel with the north line of the NW1/4 of said Section 25 S90°00'00"W a distance of 317.00 feet to an iron pin set;

thence N00°15'07"W a distance of 472.00 feet to an iron pin set;

thence parallel with the north line of the NW1/4 of said Section 25 N90°00'00"E a distance of 230.00 feet to an iron pin set;

thence N00°47'16"W, a distance of 677.00 feet to the Point of Beginning, passing over an iron pin set 30.00 feet south thereof, and containing 4.057 acres of land, more or less, of which 0.027 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Deed Reference: Sarah C. Lucius OR 266, Page 1031

NOTE: The above legal description contains 4.057 acres from Parcel #31-0405-0000-00.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the supervision of Nick E. Nigh, PS #7384 on March 21, 2024.

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

Date: April 10, 2024



COORDINATE FILE : US224.CRD

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NE 90 00'00"	40.000		1000.0000	1000.0000	
	SE 00 47'16"	677.000		1000.0000	1040.0000	
	NE 90 00'00"	47.000		323.0640	1049.3080	
	SE 00 15'07"	472.000		323.0640	1096.3080	
	SW 90 00'00"	317.000		-148.9314	1098.3835	
	NW 00 15'07"	472.000		-148.9314	781.3835	
	NE 90 00'00"	230.000		323.0640	779.3080	
	NW 00 47'16"	677.000		323.0640	1009.3080	
				1000.0000	1000.0000	
CLOSURE:	NE 00 00'00"	0.000		1000.0000	1000.0000	
		ERROR:		0.0000	0.0000	
		PERIMETER		AREA (sq ft)	AREA (acres)	
		2931.9999		176699.9818	4.0565	



REFERENCE SURVEY VOL. C
PAGE 19bb IN THE TAX MAP OFFICE
"2024"