



Description
51.819 Acres

Situated in the Northwest Quarter of Section 2, Town 4 South, Range 12 East, Marseilles Township, Wyandot County, Ohio, being part of a 104.853 acre tract heretofore conveyed Benjamin W. and Trisha L. McKinniss., by deed recorded in Official Record 264, Page 2822, of said County Deed Records and being more particularly described as follows;

Commencing at the southwest corner of the northwest quarter said Section 2, being a stone found;

Thence along the west line of said northwest quarter, N.01°11'25"E., a distance of 721.11 feet to a mag nail set, being the *Principal Point of Beginning*, reference by a 5/8" iron pin set N.89°59'55"E., a distance of 20.00 feet;

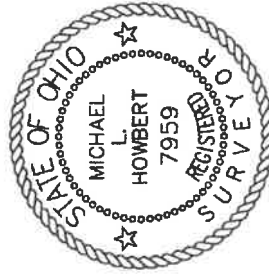
Thence continuing along said west line of said northwest quarter, N.01°11'25"E., a distance of 433.09 feet to a mag nail set;

Thence running along a new division line, on the following five (5) courses and distances:

1. S.89°40'08"E., a distance of 2559.99 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 20.00 feet;
2. S.01°43'29"W., a distance of 1104.34 feet to a 5/8" iron pin set;
3. N.89°53'41"W., a distance of 1684.00 feet to a 5/8" iron pin set;
4. N.02°17'46"W., a distance of 683.12 feet to a 5/8" iron pin set;
5. S.89°59'55"W., a distance of 824.33 feet to the **Point of Beginning**, passing a 5/8" iron pin set at 804.33 feet;

Containing 51.819 acres, more or less of which 0.199 acre more or less lie in road right of way and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in August of 2024. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.



REFERENCE SURVEY VOL. C
PAGE 1919 IN THE TAX MAP OFFICE
2024


Michael L. Howbert, P.S.
8-8-24

PntNo	Bearing	Distance	Northing	Easting	Description
	N01°11'25"E	433.09	387386.38	1702395.47	
	S89°40'08"E	2559.99	387819.38	1702404.47	
	S01°43'29"W	1104.34	387804.58	1704964.41	
	N89°53'41"W	1684.00	386700.74	1704931.17	
	N02°17'46"W	683.12	386703.83	1703247.17	
	S89°59'55"W	824.33	387386.40	1703219.80	
			387386.38	1702395.47	

Closure Error Distance> 0.0000
Total Distance Inversed> 7288.86

Area: 2257240 Sq. Feet, 51.8191 Acres



REFERENCE SURVEY VOL. C
PAGE 1919 IN THE TAX MAP OFFICE
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