



website: petermanaes.com
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3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

Job # 20-0596-1

LEGAL DESCRIPTION

Ben Walter

52.417 Acres

Situated in the Township of Ridge, County of Wyandot, State of Ohio and being a part of the SW1/4 of Section 1, T1S, R12E, a tract of land bounded and described as follows:

Beginning at an iron pin set on the south line of the SW1/4 of said Section 1, described as lying N89°52'13"E a distance of 612.67 feet from a stone found marking the southwest corner of the SW1/4 of said Section 1, referenced by a 5/8" iron pin found S74°22'38"E a distance of 0.56 feet;

thence parallel with the west line of the SW1/4 of said Section 1 N00°30'22"W a distance of 2656.01 feet to an iron pin set on the north line of the SW1/4 of said Section 1;

thence along the north line of the SW1/4 of said Section 1 S89°59'08"E a distance of 856.19 feet to a 5/8" iron pin with VBK cap found marking the northwest corner of a tract of land conveyed to Nathan E. Pahl in OR 253, Page 775 of the Wyandot County Official Records;

thence along the west line of said Pahl tract, and the west line of a tract of land conveyed to Elaine M. Weaver in OR 158, Page 623, the west line of a tract of land conveyed to Tristen C. Smith in OR 247, Page 456, the west line of a tract of land conveyed to Bryan C. and Shelly R. Stoops in OR 243, Page 2291, and the west line of a tract of land conveyed to Martin R. and Emily M. Stoops in OR 206, Page 1225 all of the Wyandot County Official Records S00°40'22"E a distance of 2653.92 feet (2654.19 prior survey) to a 5/8" iron pin found on the south line of the SW1/4 of said Section 1, and marking the southwest corner of said Martin C. and Emily M. Stoops tract;

thence along the south line of the SW1/4 of said Section 1, S89°52'13"W a distance of 863.90 feet to the Point of Beginning, and containing 52.417 acres of land, more or less, subject however to all prior easements of record.

Wyandot County Official Record: Debra A. Johnson OR 257, Page 17

REFERENCE SURVEY VOL. D

PAGE 652 IN THE TAX MAP OFFICE

(52.417A)

"2020"

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

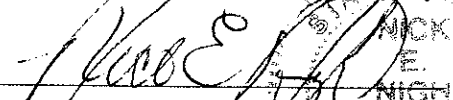
NOTE: The above legal description is based on a field survey by Peterman Associates, Inc. under the direct supervision of Nick E. Nigh, PS #7384 on November 18, 2020.

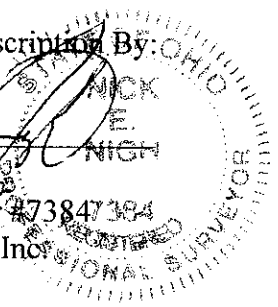
NOTE: The above legal description must be transferred to an adjoining parcel and cannot be transferred separate and apart without consent from the proper zoning authority.

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

Date: December 1, 2020

Survey and Legal Description By:


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



FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 00 30'22"	2656.010		5000.0000 7655.9064	5000.0000 4976.5390	
	SE 89 59'08"	856.190		7655.6906	5832.7290	
	SE 00 40'22"	2653.920		5001.9536	5863.8911	
	SW 89 52'13"	863.900		4999.9977	4999.9933	
CLOSURE:						
	NE 71 03'13"	.007		5000.0000	5000.0000	
		ERROR:		-.0023	-.0067	

1 PART IN 992410

PERIMETER
7030.0271

AREA (sq ft)
2283279.0330

AREA (acres)
52.4169

Nick E. High
12-01-2020

STATE OF OHIO
NICK
E.
HIGH
7384
PROFESSIONAL SURVEYOR

REFERENCE SURVEY VOL. D
PAGE 652 IN THE TAX MAP OFFICE
"2020"



REFERENCE SURVEY VOL. 2
PAGE 652

BY REG. TAYLOR SERVICE

(37.3674)

"2020"

website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
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Job # 20-0596

LEGAL DESCRIPTION

Matt Walter

37.367 Acres

Situated in the Township of Ridge, County of Wyandot, State of Ohio and being a part of the SW1/4 of Section 1, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a stone found marking the southwest corner of the SW1/4 of said Section 1, referenced by a 5/8" iron pin found S74°22'38"E a distance of 0.56 feet;

thence along the west line of the SW1/4 of said Section 1 N00°30'22"W a distance of 2657.55 feet to an iron pin found marking the northwest corner of the SW1/4 of said Section 1;

thence along the north line of the SW1/4 of said Section 1 S89°59'08"E a distance of 612.68 feet to an iron pin set;

thence parallel with the west line of the SW1/4 of said Section 1 S00°30'22"E a distance of 2656.01 feet to an iron pin set on the south line of the SW1/4 of said Section 1;

thence along the south line of the SW1/4 of said Section 1 S89°52'13"W a distance of 612.67 feet to the Point of Beginning, and containing 37.367 acres of land, more or less, subject however to all prior easements of record.

Wyandot County Official Record: Debra A. Johnson, OR 257, Page 17

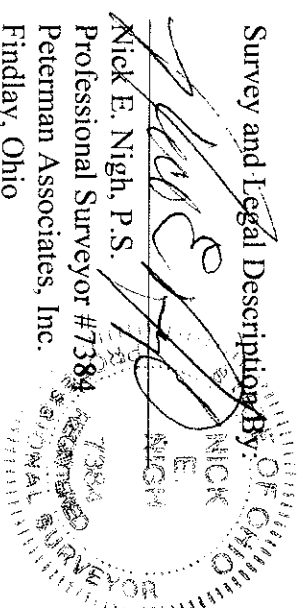
NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

NOTE: The above legal description is based on a field survey by Peterman Associates, Inc. under the direct supervision of Nick E. Nigh, PS #7384 on November 18, 2020

NOTE: The above legal description must be transferred to an adjoining parcel or be provided access to a public road.

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

Date: November 20, 2020



MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 00 30'22"	2657.550		5000.0000	5000.0000	
	SE 89 59'08"	612.680		7657.4463	4976.5254	
	SE 00 30'22"	2656.010		7657.2918	5589.2054	
	SW 89 52'13"	612.670		5001.3854	5612.6664	
CLOSURE:						
	NE 49 38'08"	.003		4999.9983	4999.9980	
				5000.0000	5000.0000	
				ERROR: -.0017	-.0020	
1 PART IN 2.491126E+6						

PERIMETER	AREA (sq ft)	AREA (acres)
6538.9126	1627689.3634	37.3666

