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21-0299

**LEGAL DESCRIPTION**

**Barnes**

0.223 Acres

Situated in Crawford Township, County of Wyandot, State of Ohio and being a part of the SE1/4 of Section 25, T1S, R13E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the centerline of Township Highway 29 (referenced by a 5/8" iron pin found N00°05'35"E a distance of 30.00 feet), described as lying N89°12'38"W a distance of 1308.26 feet from a mag nail set over a PK nail found (referenced by a 5/8" iron pin found N33°26'46"W a distance of 36.29 feet) marking the intersection of the centerline of Township Highway 29 (40' R/W) with the centerline of County Highway 107, said beginning point also being the southwest corner of a 2.426 acre tract of land conveyed to Kyle R. Urban and Valerie L. Chambers in OR Book 234, Page 2439 of the Wyandot County Official Records;

thence along the centerline of said Township Highway 29 N89°12'38"W a distance of 25.00 feet to a PK nail found (referenced by a 1/2" iron pin found N00°05'55"E a distance of 20.00 feet) and being the southwest corner of a 6.031 acre tract of land conveyed to Barnes Living Trust in OR Book 268, Page 1337 of the Wyandot County Official Records;

thence along the west line of said 6.031 acre tract N00°05'35"E a distance of 388.53 feet to an iron pin set, passing over a 1/2" iron pin found at 20.00 feet;

thence parallel with the centerline of said Township Highway 29 S89°12'38"E a distance of 25.00 feet to a 1/2" iron pin found marking the northwest corner of said 2.426 acre tract;

thence along the west line of said 2.426 acre tract S00°05'35"W a distance of 388.53 feet to the Point of Beginning, passing over a 5/8" iron pin found 30.00 feet north thereof and containing 0.223 acre of land, more or less, of which 0.011 acre lies in the right of way subject however to all legal highways and prior easements of record.

Wyandot County Official Record: Barnes Living Trust, OR Book 268, Page 1337

" 2021 "

REFERENCE SURVEY VOL. B  
PAGE 248 IN THE TAX MAP OFFICE

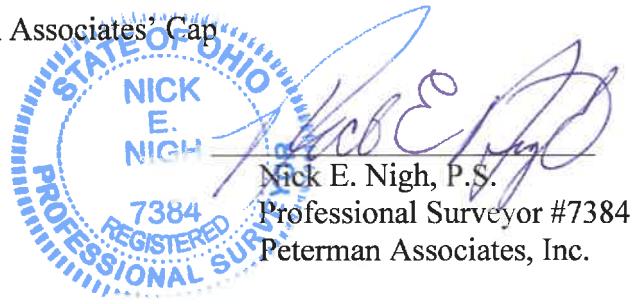
**NOTE:** The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurement.

**NOTE:** The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Nick E. Nigh, PS #7384 on April 30, 2021.

**NOTE:** The above described tract of land must be transferred to an adjoining parcel and cannot be transferred separate and apart without consent from the proper zoning authority.

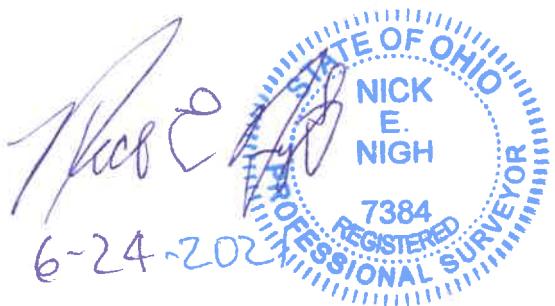
Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

Date: June 23, 2021



## MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 89 12'38"	25.000		1000.0000	1000.0000	
	NE 00 05'35"	388.530		1000.3444	975.0024	
	SE 89 12'38"	25.000		1388.8739	975.6334	
	SW 00 05'35"	388.530		1388.5295	1000.6310	
CLOSURE:						
	NE 00 00'00"	0.000		1000.0000	1000.0000	
ERROR:						
			PERIMETER	AREA (sq ft)	AREA (acres)	
			827.0600	9712.5223	.2230	



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 "2021"