

3480 N. Main St., Findlay, Ohio 45840

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21-0604

LEGAL DESCRIPTION

Kuenzli

0.770 Acre

Situated in the Township of Eden, County of Wyandot, State of Ohio and being a part of the E1/2 of the SW1/4 of Section 13, T2S, R14E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the south line of the SW1/4 of said Section 13, referenced by an iron pin set N05°09'00"W a distance of 20.00 feet, said mag nail found described as lying S83°56'48"W a distance of 327.33 feet from a mag nail found marking the southeast corner of the SW1/4 of said Section 13, referenced by a 5/8" iron pin found with PAI cap N05°11'39"W a distance of 20.00 feet;

thence from the above described point of beginning and along the south line of the SW1/4 of said Section 13 also being the centerline of County Highway 47 (40' R/W) S83°56'48"W a distance of 33.00 feet to a mag nail found, referenced by a 5/8" iron pin found with PAI cap N05°09'00"W a distance of 20.00 feet;

thence N05°09'00"W a distance of 1016.73 feet (1015.44 feet prior deed) to a 5/8" iron pin found with Makeever cap marking the south west corner of a 0.87 acre tract of land conveyed to Robert I. and Rachelle N. Delong in OR 216 Page 681 and OR 191, Page 1419 of the Wyandot County Official Records, passing over a 5/8" iron pin found with PAI cap at 20.00 feet;

thence along the south line of said 0.87 acre tract N84°48'24"E a distance of 33.00 feet to an iron pin set;

thence S05°09'00"E a distance of 1016.23 feet to the Point of Beginning, passing over an iron pin set N05°09'00"W a distance of 20.00 feet, and containing 0.770 acre of land, more or less, of which 0.015 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record: David P. and Gwen Lee Kuenzli, OR 207, Page 773, OR 214, Page 694, 687

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 must be transferred to an adjoining parcel.

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

Date: November 9, 2021



7304
REGISTERED
PROFESSIONAL SURVEYOR
Peterman Associates, Inc.

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
SW	83 56' 48"	33.000		1000.0000	1000.0000	
NW	05 09' 00"	1016.730		996.5200	967.1840	
NE	84 48' 24"	33.000		2009.1456	875.9188	
SE	05 09' 00"	1016.230		2012.1327	908.7833	
CLOSURE:	SW 35 13' 03"	.006	1000.0000	1000.0000	.0036	
		ERROR:	.0051		.0036	

1 PART IN 336231

PERIMETER

2098.9662

AREA (sq ft)

33543.8710

AREA (acres)

.7701



REFERENCE SURVEY VOL B
PAGE 261 IN THE TAX MAP OFFICE
"2021"