



3480 N. Main St., Findlay, Ohio 45840

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

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

Job No. 23-0074

LEGAL DESCRIPTION
Barnes

3.069 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:

Commencing at a mag 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;

thence along the centerline of said Township Highway 29, N89°12'38"W a distance of 1308.26 feet to a mag nail found (referenced by a 5/8" iron pin found N00°05'35"E a distance of 30.00 feet) marking the southwest corner of a 2.426 acre tract of land conveyed to Valerie L. Chambers in OR Book 234, Page 2439 and OR 272, Page 2214 of the Wyandot County Official Records;

thence along the west line of said 2.426 acre tract, N00°05'35"E, a distance of 388.53 feet to an 1/2" iron pin found marking the Principal Point of Beginning of the herein described tract of land, said Principal Point of Beginning also being the southeast corner of a 0.658 acre tract of land conveyed to the Barnes Living Trust, as described in OR Book 268, Page 1337 of the Wyandot County Official Records;

thence from the above described Principal Point of Beginning, along the east line of said 0.658 acre tract, N00°05'35"E, a distance of 169.01 feet to an iron pin set;

thence, S89°12'38"E, a distance of 792.02 feet to an iron pin set;

thence, S00°47'22"W, a distance of 169.00 feet to a 5/8" iron pin found marking the northeast corner of a 1.87 acre tract of land conveyed to Lukas B. Vaughn as described in OR 260, Page 2085 of the Wyandot County Official Records;

thence along the north line of said 1.87 acre tract, and the north line of a 2.726 acre tract conveyed to the Barnes Living Trust described in OR 256, Page 175 of the Wyandot County Official Records, and the north line of said 2.426 acre tract, N89°12'38"W, a distance of 789.97 feet to the Principal Point of Beginning, and containing 3.069 acres of land, more or less, subject however to all prior easements of record.

REFERENCE SURVEY VOL. B

PAGE 282 IN THE TAX MAP OFFICE

" 2023 "

Wyandot County Official Record:

Joseph M. Yost, Trustee & Andrea M. Yost, Trustee, OR Book 215, Page 2217

98.184 Ac. Total (95.115 Ac. Remaining)

Parcel 09-0375-0000-00 – 0.819 Ac.

Parcel 09-0390-0000-00 – 2.250 Ac.

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

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 Gregory G. Burks, PS #8824 in March, 2023.

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.

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

Date: March 20, 2023




Gregory G. Burks, P.S.
Professional Surveyor #8824
Peterman Associates, Inc.

	°	'	"		Distance	Northing	Easting	Perimeter	1920	
n	0	°	5	'	35	"	e	169.01	10000.000	10000.000
s	89	°	12	'	38	"	e	792.02	10169.010	10000.274
s	0	°	47	'	22	"	w	169.00	10158.097	10792.219
n	89	°	12	'	38	"	w	789.97	9989.113	10789.891
									9999.998	9999.996

REFERENCE SURVEY VOL. B
PAGE 282 IN THE TAX MAP OFFICE

"2023"



3-16-23