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Job No. 24-0004

LEGAL DESCRIPTION Miller

0.806 Acres

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the NW1/4 of Section 34, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a PK nail found marking the northeast corner of the NW1/4 of said Section 34, referenced by an iron pin set S44°50'56"W a distance of 28.36 feet;

thence along the east line of the NW1/4 of said Section 34, also being the centerline of County Highway 87 (40' R/W) S00°00'24"E a distance of 207.00 feet to a mag nail set, referenced by an iron pin set S89°42'16"W a distance of 20.00 feet;

thence parallel with the south line of an 0.716 acre tract of land and a 0.803 acre tract of land conveyed to David A. and Janet M. Anderson in OR 281, Page 1017 of the Wyandot County Official Records S89°42'16"W a distance of 489.44 feet to an iron pin set on a southerly extension of the west line of said Anderson tract, passing over an iron pin set at 20.00 feet;

thence along a southerly extension of the west line of said Anderson tract N00°00'16"E a distance of 7.00 feet to an 5/8" iron pin found with PAI cap marking the southwest corner of said Anderson 0.716 acre tract;

thence along the south line of said Anderson tract N89°42'16"E a distance of 331.00 feet to an iron pin set marking the southeast corner of said Anderson 0.803 acre tract;

thence along the east line of said Anderson tract N00°00'16"E a distance of 200.00 feet to a mag nail set on the centerline of State Route 103, passing over a 5/8" iron pin found 20.00 feet south thereof;

thence along the north line of the NW1/4 of said Section 34, also being the centerline of State Route 103 (40' R/W) N89°42'16"E a distance of 158.40 feet to the Point of Beginning, and containing 0.806 acre of land, more or less, of which 0.159 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference:
Steve & Penny Miller Farms, LLC, OR 266, Page 1763

REFERENCE SURVEY VOL. B
PAGE 289 IN THE TAX MAP OFFICE

"2024"

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 supervision of Nick E. Nigh, PS #7384 on January 3, 2024.

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

Date: January 15, 2024



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

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 00 00'24"	207.000		5000.0000	5000.0000	
	SW 89 42'16"	489.440		4793.0000	5000.0241	
	NE 00 00'16"	7.000		4790.4753	4510.5906	
	NE 89 42'16"	331.000		4797.4753	4510.5911	
	NE 89 42'16"	200.000		4799.1827	4841.5867	
	NE 00 00'16"	158.400		4999.1827	4841.6022	
	NE 89 42'16"			4999.9998	5000.0001	
CLOSURE:						
	NW 26 33'54"	0.000		5000.0000	5000.0000	
		ERROR:		- .0002	.0001	

1 PART IN 6.228969E+6

PERIMETER	AREA (sq ft)	AREA (acres)
1392.8402	35109.4521	.8060



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