



3480 N. Main St., Findlay, Ohio 45840

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Phone: 419-422-6672
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Job No. 23-0341-3

LEGAL DESCRIPTION Coppler

0.003 Acre

Situated in Ridge Township, County of Wyandot, State of Ohio, and being a part of the NE1/4 of Section 14, T1S, R12E, a tract of land bounded and described as follows:

Beginning at an iron pin set on the east line of the NE1/4 of said Section 14 described as lying N00°15'50"E a distance of 480.94 feet from a railroad spike found marking the intersection of the centerline of Township Highway 21 with the east line of the NE1/4 of Section 14, referenced by an iron pin set N00°15'50"E a distance of 32.95 feet, said beginning point also lying on the north line of a 2.483 acre tract of land conveyed to The Coppler Family Living Trust in OR 222, Page 2153 of the Wyandot County Official Records;

thence along the north line of said 2.483 acre tract of land N64°19'18"W a distance of 22.57 feet to an iron pin set;

thence N00°57'15"W a distance of 5.61 feet to an iron pin set;

thence S64°19'18"E a distance of 22.70 feet to an iron pin set on the east line of the NE1/4 of said Section 14;

thence along the east line of the NE1/4 of said Section 14, S00°15'50"W a distance of 5.55 feet to the Point of Beginning, and containing 0.003 acre of land, more or less, subject however to all prior easements of record.

Wyandot County Official Record Reference:
The Coppler Family Revocable Living Trust: OR 222, Page 2153

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 in September, 2023.

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

Date: September 13, 2023



REFERENCE SURVEY VOL. C
PAGE 1880 IN THE TAX MAP OFFICE
"2023" 0-003A

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 64 19'18"	22.570		1000.0000	1000.0000	
	NW 00 57'15"	5.610		1009.7800	979.6590	
	SE 64 19'18"	22.700		1015.3892	979.5656	
	SW 00 15'50"	5.550		1005.5529	1000.0238	
CLOSURE:	SE 30 57'50"	.004		1000.0000	999.9982	
		ERROR:		.0030	- .0018	

1 PART IN 16129

PERIMETER	AREA (sq ft)	AREA (acres)
56.4334	113.5048	.0026



REFERENCE SURVEY VOL. C
PAGE 1880 IN THE TAX MAP OFFICE
"2023" 0.003A



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Job No. 23-0341-6

LEGAL DESCRIPTION
Coppler

2.558 Acres
Combination

Situated in Ridge Township, County of Wyandot, State of Ohio, and being a part of the NE1/4 of Section 14, and a part of the NW1/4 of Section 13, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a railroad spike found marking the intersection of the centerline of Township Highway 21 with the east line of the NE1/4 of Section 14, referenced by an iron pin set N00°15'50"E a distance of 32.95 feet, said beginning point being the southwest corner of a 1.83 acre tract of land conveyed to The Coppler Family Revocable Living Trust in OR 222, Page 2153 of the Wyandot County Official Records;

thence along the centerline of Township Highway 21 (60' R/W) S83°38'53"W, a distance of 10.00 feet to a mag nail set, referenced by an iron pin set N00°57'15"W a distance of 30.14 feet;

thence N00°57'15"W a distance of 497.49 feet to an iron pin set;

thence S64°19'18"E a distance of 453.40 feet to a mag nail set on the centerline of Township Highway 21, referenced by and passing an iron pin set N64°19'18"W a distance of 30.76 feet thereof;

thence along the centerline of Township Highway 21 (60' R/W) the following courses:

thence S38°25'19"W a distance of 61.51 feet to a mag nail found, referenced by an iron pin set N64°19'18"W a distance of 31.44 feet;

thence S43°04'52"W a distance of 92.69 feet to a mag nail found, referenced by an iron pin set N42°06'15"W a distance of 30.10 feet;

thence S52°42'11"W a distance of 71.15 feet to a mag nail found, referenced by an iron pin found S34°54'24"E a distance of 30.03 feet;

thence S57°29'01"W a distance of 44.16 feet to a mag nail found, referenced by an iron pin set N32°31'01"W a distance of 30.00 feet;

thence S57°29'01"W a distance of 185.84 feet to a mag nail found, referenced by an iron pin set N28°21'01"W a distance of 30.08 feet;

REFERENCE SURVEY VOL. C

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IN THE TAX MAP OFFICE

"2023"

2.558A

thence S65°49'02"W a distance of 42.00 feet to the Point of Beginning and containing 2.558 acres of land, more or less, of which 0.338 acre lies in the right of way of Township Highway 21, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference:

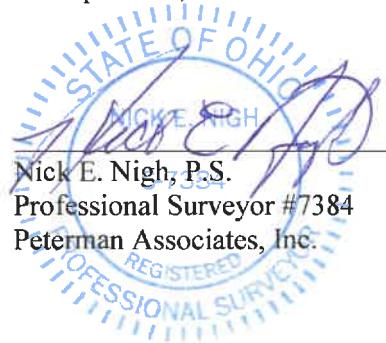
The Coppler Family Revocable Living Trust: OR 222, Page 2153

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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 in September, 2023.

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

Date: September 13, 2023



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

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SW 83 38'53"	10.000		1000.0000	1000.0000	
	NW 00 57'15"	497.490		998.8936	990.0614	
	SE 64 19'18"	453.400		1496.3146	981.7769	
	SW 38 25'19"	61.510		1299.8481	1390.3995	
	SW 43 04'52"	92.690		1251.6578	1352.1742	
	SW 52 42'11"	71.150		1183.9582	1288.8639	
	SW 57 29'01"	44.160		1140.8451	1232.2637	
	SW 57 29'01"	185.840		1117.1073	1195.0263	
	SW 57 29'01"	42.000		1017.2107	1038.3190	
	SW 65 49'02"			1000.0054	1000.0048	
CLOSURE:						
	SW 41 38'01"	.007		1000.0000	1000.0000	
		ERROR:		.0054	.0048	

1 PART IN 201833

PERIMETER
1458.2471

AREA (sq ft)
111440.2087

AREA (acres)
2.5583



REFERENCE SURVEY VOL. C
PAGE 1880 IN THE TAX MAP OFFICE
"2021" 2.558A



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Job No. 23-0341-4

LEGAL DESCRIPTION Coppler

0.466 Acre

Situated in Ridge Township, County of Wyandot, State of Ohio, and being a part of the NW1/4 of Section 13, T1S, R12E, a tract of land bounded and described as follows:

Beginning at an iron pin set on the west line of the NW1/4 of said Section 13 described as lying N00°15'50"E a distance of 420.06 feet from a railroad spike found marking the intersection of the centerline of Township Highway 21 with the west line of the NW1/4 of Section 14, referenced by an iron pin set N00°15'50"E a distance of 32.95 feet, said beginning point also being the northwest corner of a 1.83 acre tract of land conveyed to The Coppler Family Revocable Living Trust in OR 222, Page 2153 of the Wyandot County Official Records;

thence along the west line of the NW1/4 of said Section 13 N00°15'50"E a distance of 55.35 feet to an iron pin set;

thence along the north line of a 2.483 acre tract of land conveyed to The Coppler Family Revocable Living Trust in OR 222, Page 2153 of the Wyandot County Official Records S64°19'18"E a distance of 423.69 feet to a mag nail found on the centerline of Township Highway 21, referenced by an iron pin set N64°19'18"W a distance of 30.76 feet, and marking the northeast corner of said 2.483 acre tract;

thence along the centerline of Township Highway 21 (60' R/W) S38°25'19"W a distance of 51.26 feet to a mag nail set marking the southeast corner of said 2.483 acre tract, referenced by an iron pin set N64°19'18"W a distance of 31.44 feet;

thence along the south line of said 2.483 acre tract, also being the north line of said 1.83 acre tract N64°19'18"W a distance of 388.62 feet to the Point of Beginning, and containing 0.466 acre of land, more or less, of which 0.035 acre lies in the right of way of Township Highway 21, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference:

The Coppler Family Revocable Living Trust: OR 222, Page 2153

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

Date: September 13, 2023



REFERENCE SURVEY VOL. **C**
PAGE **1880** IN THE TAX MAP OFFICE
"2023" 0.466A

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NE 00 15'50"	55.350		1000.0000	1000.0000	
	SE 64 19'18"	423.690		1055.3494	1000.2549	
	SW 38 25'19"	51.260		871.7568	1382.1017	
	NW 64 19'18"	388.620		831.5969	1350.2463	
CLOSURE:				999.9931	1000.0060	
	NW 41 00'33"	.009		1000.0000	1000.0000	
		ERROR:		-.0069	.0060	

1 PART IN 100495



PERIMETER	AREA (sq ft)	AREA (acres)
918.9292	20306.7999	.4662

REFERENCE SURVEY VOL. C
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"2023" D. 466A



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Job No. 23-0341-1

LEGAL DESCRIPTION Coppler

0.138 Acre

Situated in Ridge Township, County of Wyandot, State of Ohio, and being a part of the NE1/4 of Section 14, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a railroad spike found marking the intersection of the centerline of Township Highway 21 with the east line of the NE1/4 of Section 14, referenced by an iron pin set N00°15'50"E a distance of 32.95 feet, said beginning point being the southwest corner of a 1.83 acre tract of land conveyed to The Coppler Family Revocable Living Trust in OR 222, Page 2153 of the Wyandot County Official Records;

thence along the centerline of Township Highway 21 (60' R/W) S83°38'53"W, a distance of 10.00 feet to a mag nail set, referenced by an iron pin set N00°57'15"W a distance of 30.14 feet;

thence N00°57'15"W a distance of 424.79 feet to an iron pin set on the south line of a 2.483 acre tract of land conveyed to The Coppler Family Revocable Living Trust in OR 222, Page 2153 of the Wyandot County Official Records, passing an iron pin set at 30.14 feet;

thence along the south line of said 2.483 acre tract S64°19'18"E a distance of 20.99 feet to an iron pin set on the east line of the NE1/4 of said Section 14, and lying on the west line of said 1.83 acre tract;

thence along the east line of the NE1/4 of said Section 14, also being the west line of said 1.83 acre tract S00°15'50"W a distance of 414.54 feet to the Point of Beginning, passing an iron pin set N00°15'50"W a distance of 32.95 feet thereof and containing 0.138 acre of land, more or less, of which 0.007 acre lies in the right of way of Township Highway 21, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference:

The Coppler Family Revocable Living Trust: OR 222, Page 2153

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 in September, 2023.

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

Date: September 13, 2023



REFERENCE SURVEY VOL. **C**
PAGE **1886** IN THE TAX MAP OFFICE

"2023" 0.138A

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SW 83 38'53"	10.000		1000.0000	1000.0000	
	NW 00 57'15"	424.790		998.8936	990.0614	
	SE 64 19'18"	20.990		1423.6247	982.9876	
	SW 00 15'50"	414.540		1414.5293	1001.9046	

CLOSURE:
NE 36 43'27"

.008
ERROR:

1 PART IN 110727

PERIMETER	AREA (sq ft)	AREA (acres)
870.3278	6043.0483	.1387





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Job No. 23-0341-5

LEGAL DESCRIPTION Coppler

0.098 Acre

Situated in Ridge Township, County of Wyandot, State of Ohio, and being a part of the NW1/4 of Section 13, T1S, R12E, a tract of land bounded and described as follows:

Beginning at an iron pin set on the west line of the NW1/4 of said Section 13 described as lying N00°15'50"E a distance of 475.41 feet from a railroad spike found marking the intersection of the centerline of Township Highway 21 with the west line of the NW1/4 of Section 14, referenced by an iron pin set N00°15'50"E a distance of 32.95 feet, said beginning point also lying on the north line of a 2.483 acre tract of land conveyed to The Coppler Family Revocable Living Trust in OR 222, Page 2153 of the Wyandot County Official Records;

thence along the west line of the NW1/4 of said Section 13 N00°15'50"E a distance of 11.07 feet to an iron pin set;

thence S64°19'18"E a distance of 430.70 feet to a mag nail set on the centerline of Township Highway 21, referenced by an iron pin set N64°19'18"W a distance of 30.76 feet;

thence along the centerline of Township Highway 21 (60' R/W) S38°25'19"W a distance of 10.25 feet to a mag nail found marking the northeast corner of said 2.483 acre tract;

thence along the north line of said 2.483 acre tract N64°19'18"W a distance of 423.69 feet to the Point of Beginning, and containing 0.098 acre of land, more or less, of which 0.007 acre lies in the right of way of Township Highway 21, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference:

The Coppler Family Revocable Living Trust: OR 222, Page 2153

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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 in September, 2023.

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

Date: September 13, 2023



C

REFERENCE SURVEY VOL. _____
PAGE 1880 IN THE TAX MAP OFFICE
"2023" 0.098A

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NE 00 15'50"	11.070		1000.0000	1000.0000	
	SE 64 19'18"	430.700		1011.0699	1000.0510	
	SW 38 25'19"	10.250		824.4397	1388.2155	
	NW 64 19'18"	423.690		816.4093	1381.8457	
CLOSURE:				1000.0019	999.9989	
	SE 30 04'07"	.002		1000.0000	1000.0000	
1 PART IN 398874		ERROR:		.0019	-.0011	



PERIMETER
875.7122

AREA (sq ft)
4270.8733

AREA (acres)
.0980

REFERENCE SURVEY VOL. C
PAGE 1880 IN THE TAX MAP OFFICE

"2023" 0.098A



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Job No. 23-0341-2

LEGAL DESCRIPTION Coppler

0.030 Acre

Situated in Ridge Township, County of Wyandot, State of Ohio, and being a part of the NE1/4 of Section 14, T1S, R12E, a tract of land bounded and described as follows:

Beginning at an iron pin set on the east line of the NE1/4 of said Section 14 described as lying N00°15'50"E a distance of 414.54 feet from a railroad spike found marking the intersection of the centerline of Township Highway 21 with the east line of the NE1/4 of Section 14, referenced by an iron pin set N00°15'50"E a distance of 32.95 feet, said beginning point also lying on the west line of a 1.83 acre tract of land conveyed to The Coppler Family Revocable Living Trust in OR 222, Page 2153 of the Wyandot County Official Records;

thence along the south line of a 2.483 acre tract of land conveyed to The Coppler Family Revocable Living Trust in OR 222, Page 2153 of the Wyandot County Official Records N64°19'18"W a distance of 20.99 feet to an iron pin set;

thence N00°57'15"W a distance of 67.09 feet to an iron pin set on the north line of said 2.483 acre tract;

thence along the north line of said 2.483 acre tract S64°19'18"E a distance of 22.57 feet to an iron pin set on the east line of the NE1/4 of said Section 14;

thence along the east line of the NE1/4 of said Section 14, S00°15'50"W a distance of 66.40 feet to the Point of Beginning, and containing 0.030 acre of land, more or less, subject however to all prior easements of record.

Wyandot County Official Record Reference:

The Coppler Family Revocable Living Trust: OR 222, Page 2153

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

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

Date: September 13, 2023



REFERENCE SURVEY VOL. C
PAGE 1880 IN THE TAX MAP OFFICE

"2023" 0.030A

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 64 19'18"	20.990		1000.0000	1000.0000	
	NW 00 57'15"	67.090		1009.0954	981.0830	
	SE 64 19'18"	22.570		1076.1761	979.9658	
	SW 00 15'50"	66.400		1066.3961	1000.3068	

CLOSURE:

NW 17 21'14"

.003

ERROR:

1 PART IN 52809

PERIMETER	AREA (sq ft)	AREA (acres)
177.0533	1306.2176	.0300



REFERENCE SURVEY VOL. C
PAGE 1880 IN THE TAX MAP OFFICE
"2023" 0.030 A