



3480 N. Main St., Findlay, Ohio 45840

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

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

Job No. 24-0003-3

LEGAL DESCRIPTION
Miller

10.000 Acres

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the E1/2 of the SW1/4 of Section 27, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the east line of the SW1/4 of said Section 27, referenced by an iron pin set S89°49'18"W a distance of 30.00 feet, described as lying S00°17'50"E a distance of 1373.68 feet from a 1" iron pin found in a monument box marking the northeast corner of the SW1/4 of said Section 27;

thence along the east line of the SW1/4 of said Section 27, also being the centerline of State Route 103 (R/W Varies) S00°17'50"E a distance of 328.27 feet to a mag nail set, referenced by an iron pin set S89°49'18"W a distance of 30.00 feet;

thence parallel with the north line of the SW1/4 of said Section 27 S89°49'18"W, a distance of 1327.63 feet to an iron pin set on the west line of the E1/2 of the SW1/4 of said Section 27, passing over an iron pin set at 30.00 feet;

thence along the west line of the E1/2 of the SW1/4 of said Section 27 N00°04'10"W a distance of 328.27 feet to an iron pin set;

thence parallel with the north line of the SW1/4 of said Section 27 N89°49'18"E a distance of 1326.32 feet to the Point of Beginning, passing over an iron pin set 30.00 feet west thereof; and containing 10.000 acres of land, more or less, of which 0.226 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference:
Sarah C. Lucius: OR 266, Page 1031

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 17'50"	328.270		5000.0000	5000.0000	
	SW 89 49'18"	1327.630		4671.7344	5001.7029	
	NW 00 04'10"	328.270		4667.6022	3674.0793	
	NE 89 49'18"	1326.320		4995.8720	3673.6814	
CLOSURE:	SE 87 42'34"	.005		5000.0000	5000.0000	
		ERROR:		.0002	-.0050	

1 PART IN 661568

PERIMETER	AREA (sq ft)	AREA (acres)
3310.4951	435606.2322	10.0001



REFERENCE SURVEY VOL. C
PAGE 1892 IN THE TAX MAP OFFICE
"17024" (10.000A)



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Job No. 24-0003-2

LEGAL DESCRIPTION
Miller

20.000 Acres
Parcel 2

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the E1/2 of the SW1/4 of Section 27, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the east line of the SW1/4 of said Section 27, referenced by an iron pin set S89°49'18"W a distance of 30.00 feet, described as lying S00°17'50"E a distance of 1373.68 feet from a 1" iron pin found in a monument box marking the northeast corner of the SW1/4 of said Section 27;

thence parallel with the north line of the SW1/4 of said Section 27 S89°49'18"W, a distance of 1326.32 feet to an iron pin set on the west line of the E1/2 of the SW1/4 of said Section 27, passing over an iron pin set at 30.00 feet;

thence along the west line of the E1/2 of the SW1/4 of said Section 27 N00°04'10"W a distance of 705.85 feet to an iron pin set;

thence parallel with the north line of the SW1/4 of said Section 27 N89°49'18"E a distance of 1123.43 feet to an iron pin set on the west line of a 1.7442 acre tract of land conveyed to Zachary L. and Tiffany A. Bugner in OR 203, Page 892 of the Wyandot County Official Records;

thence along a west line of said 1.7442 acre tract S18°14'02"W a distance of 109.63 feet to a 5/8" iron pin found;

thence continuing along a west line of said 1.7442 acre tract S04°21'11"E a distance of 182.48 feet to a 1/2" iron pipe found marking the southwest corner of said 1.7442 acre tract;

thence along the south line of said 1.7442 acre tract N89°18'38"E a distance of 222.03 feet to a mag nail set on the east line of the SW1/4 of said Section 27, passing over an iron pin set 30.00 feet west thereof;

thence along the east line of the SW1/4 of said Section 27, also being the centerline of State Route 103 (R/W varies) S00°17'50"E, a distance of 421.81 feet to the Point of Beginning, and containing 20.000 acres of land, more or less, of which 0.290 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference:
Sarah C. Lucius: OR 266, Page 1031

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.

"2024"
Parcel 2 (20.000 A)

REFERENCE SURVEY VOL. 1892
IN THE TAX MAP OFFICE
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FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SW 89 49'18"	1326.320		5000.0000	5000.0000	
	NW 00 04'10"	705.850		4995.8718	3673.6864	
	NE 89 49'18"	1123.430		5701.7213	3672.8309	
	SW 18 14'02"	109.630		5705.2180	4796.2555	
	SE 04 21'11"	182.480		5601.0928	4761.9526	
	NE 89 18'38"	222.030		5419.1392	4775.8032	
	SE 00 17'50"	421.810		5421.8108	4997.8171	

CLOSURE:

SW 38 39'35" .008
ERROR:

1 PART IN 491532



PERIMETER
4091.5584

AREA (sq ft)
871207.4307

AREA (acres)
20.0002

REFERENCE SURVEY VOL. C
PAGE 1892 IN THE TAX MAP OFFICE

"2024" Parcel 2
(20.000A)



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Job No. 24-0003-1

LEGAL DESCRIPTION Miller

20.000 Acres
Parcel 1

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the E1/2 of the SW1/4 of Section 27, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a 1" iron pin found in a monument box marking the northeast corner of the SW1/4 of said Section 27;

thence along the east line of the SW1/4 of said Section 27, also being the centerline of State Route 103 (R/W varies) S00°17'50"E, a distance of 598.63 feet to a mag nail set marking the northeast corner of a 1.7442 acre tract of land conveyed to Zachary L. and Tiffany A. Bugner in OR 203, Page 892 of the Wyandot County Deed Records, referenced by a 1/2" iron pipe found S85°25'47"W a distance of 21.76 feet;

thence along the north line of said 1.7442 acre tract S85°25'47"W a distance of 182.09 feet to a 5/8" iron pin found marking a northwest corner of said 1.7442 acre tract, passing over a 1/2" iron pipe found at 21.76 feet;

thence along a west line of said 1.7442 acre tract S18°14'02"W, a distance of 58.24 feet to an iron pin set;

thence parallel with the north line of the SW1/4 of said Section 27 S89°49'18"W a distance of 1123.43 feet to an iron pin set on the west line of the E1/2 of the SW1/4 of said Section 27;

thence along the west line of the E1/2 of the SW1/4 of said Section 27, N00°04'10"W, a distance of 667.84 feet to an iron pin set marking the northwest corner of the E1/2 of the SW1/4 of said Section 27, referenced by a 10" wood post found 1.69 feet north and 1.12 feet west thereof;

thence along the north line of the SW1/4 of said Section 27, N89°49'18"E, a distance of 1320.87 feet to the Point of Beginning, passing over a concrete monument found 20.00 feet west thereof, and containing 20.000 acres of land, more or less, of which 0.413 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference:
Sarah C. Lucius: OR 266, Page 1031

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Date: January 15, 2024



MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 00 17'50"	598.630		5000.0000	5000.0000	
	SW 85 25'47"	182.090		4401.3781	5003.1054	
	SW 18 14'02"	58.240		4386.8688	4821.5944	
	SW 89 49'18"	1123.430		4331.5532	4803.3713	
	NW 00 04'10"	667.840		4328.0565	3679.9467	
	NE 89 49'18"	1320.870		4995.8960	3679.1373	

CLOSURE: SW 07 07'30" .007
ERROR:

1 PART IN 544526



AREA (sq ft)	AREA (acres)
871202.5980	20.0001

REFERENCE SURVEY VOL. C
PAGE 1892 IN THE TAX MAP OFFICE

"2024" Parcel 1
(20.000 A)



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Job No. 24-0003-4

LEGAL DESCRIPTION Miller

28.414 Acres

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the E1/2 of the SW1/4 of Section 27, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the east line of the SW1/4 of said Section 27, referenced by an iron pin set S89°49'18"W a distance of 30.00 feet, described as lying S00°17'50"E a distance of 1701.95 feet from a 1" iron pin found in a monument box marking the northeast corner of the SW1/4 of said Section 27;

thence along the east line of the SW1/4 of said Section 27, also being the centerline of State Route 103 (R/W varies) S00°17'50"E a distance of 929.60 feet to a PK nail found marking the southeast corner of the SW1/4 of said Section 27, referenced by an iron pin set N56°36'21"W a distance of 36.06 feet;

thence along the south line of the SW1/4 of said Section 27, also being the centerline of State Route 103 (40' R/W) S89°42'16"W, a distance of 1331.33 feet to a mag nail found marking the southwest corner of the E1/2 of the SW1/4 of said Section 27, referenced by an iron pin set N00°04'10"W, a distance of 20.00 feet;

thence along the west line of the E1/2 of the SW1/4 of said Section 27 N00°04'10"W a distance of 932.33 feet to an iron pin set, passing over an iron pin set at 20.00 feet;

thence parallel with the north line of the SW1/4 of said Section 27 N89°49'18"E a distance of 1327.63 feet to the Point of Beginning, passing over an iron pin set 30.00 feet west thereof; and containing 28.414 acres of land, more or less, of which 1.238 acres lie in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference:
Sarah C. Lucius: OR 266, Page 1031

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



REFERENCE SURVEY VOL. 1892
IN THE TAX MAP OFFICE
PAGE 28924
(28.4144)

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 00 17'50"	929.600		5000.0000	5000.0000	
	SW 89 42'16"	1331.330		4070.4125	5004.8223	
	NW 00 04'10"	932.330		4063.5450	3673.5100	
	NE 89 49'18"	1327.630		4995.8743	3672.3800	
CLOSURE:				5000.0065	5000.0036	
	SW 28 58'47"	.007		5000.0000	5000.0000	
		ERROR:		.0065	.0036	

1 PART IN 608436

PERIMETER	AREA (sq ft)	AREA (acres)
4520.8975	1237698.3459	28.4136



REFERENCE SURVEY VOL. C
PAGE 1892 IN THE TAX MAP OFFICE
"2024" (28.414A)