



3480 N. Main St., Findlay, Ohio 45840

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Job No. 24-0075-2

LEGAL DESCRIPTION Bugner

0.338 Acre

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 found on the east line of the SW1/4 of said Section 27, referenced by a 5/8" iron pin found with PAI cap S89°18'38"W a distance of 30.00 feet, described as lying S00°17'50"E a distance of 946.87 feet from a 1" iron pin found in a monument box marking the northeast corner of the SW1/4 of said Section 27, said beginning point being the southeast corner of a 1.740 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 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 15.00 feet to a mag nail set, referenced by an iron pin set S89°42'10"W a distance of 30.00 feet;

thence at right angles S89°42'10"W a distance of 262.93 feet to an iron pin set, passing an iron pin set at 30.00 feet;

thence parallel with the east line of the SW1/4 of said Section 27 N00°17'50"W a distance of 299.58 feet to an iron pin set on the north line of a 20.000 acre tract of land conveyed to Brian A. and Kelli L. Miller , in OR 283, Page 1780 of the Wyandot County Official Records;

thence along the north line of said 20.000 acre tract N89°49'18"E a distance of 62.84 feet to a 5/8" iron pin found with PAI cap on the westerly line of said 1.740 acre tract;

thence along the westerly line of said 1.740 acre tract, S18°14'02"W a distance of 109.63 feet to a 5/8" iron pin found with PAI cap;

thence continuing along the westerly line of said 1.740 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 1.740 acre tract;

thence along the south line of said 1.740 acre tract N89°18'38"E, a distance of 222.03 feet to the Point of Beginning, passing a 5/8" iron pin found with PAI cap 30.00 feet west thereof and containing 0.338 acre of land, more or less, of which 0.010 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference: Brian A. and Kelli L. Miller, OR 283, Page 1780

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 March 21, 2024.

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

Date: April 14, 2024



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

(0.338A)
"2024"

REFERENCE SURVEY VOL. 1901
IN THE TAX MAP OFFICE
PAGE 1901

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 00 17'50"	373.240		1000.0000	1000.0000	
	SW 89 42'10"	262.930		626.7650	1001.9362	
	NW 00 17'50"	373.240		625.4011	739.0097	
				998.6361	737.0735	
CLOSURE:	NE 89 42'10"	262.930		1000.0000	1000.0000	
	NE 00 00'00"	0.000		1000.0000	1000.0000	
	ERROR:			0.0000	0.0000	

PERIMETER
1272.3401

AREA (sq ft)
98136.0130

AREA (acres)
2.2529

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 00 17'50"	5.000		1000.0000	1000.0000	
	SW 85 25'47"	182.090		995.0001	1000.0259	
	SW 18 14'02"	58.240		980.4908	818.5149	
	SW 89 49'18"	62.840		925.1752	800.2918	
	NW 00 17'50"	73.660		924.9796	737.4521	
	NE 89 42'10"	262.930		998.6386	737.0700	
CLOSURE:				1000.0025	999.9965	
	SE 54 27'44"	.004		1000.0000	1000.0000	
	ERROR:			.0025	-.0035	

1 PART IN 149903

PERIMETER
644.7643

AREA (sq ft)
7627.8609

AREA (acres)
.1751

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 00 17'50"	15.000		1000.0000	1000.0000	
	SW 89 42'10"	262.930		985.0002	1000.0778	
	NW 00 17'50"	299.580		983.6363	737.1513	
	NE 89 49'18"	62.840		1283.2123	735.5972	
	SW 18 14'02"	109.630		1283.4079	798.4369	
	SE 04 21'11"	182.480		1179.2827	764.1340	
	NE 89 18'38"	222.030		997.3291	777.9846	
CLOSURE:				1000.0007	999.9985	
	SE 64 58'59"	.002		1000.0000	1000.0000	
	ERROR:			.0007	-.0015	

1 PART IN 697452

PERIMETER
1154.4918

AREA (sq ft)
14709.1954

AREA (acres)
.3377



REFERENCE SURVEY VOL. C
PAGE 1901 IN THE TAX MAP OFFICE
(0.338A) "2024"



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Job No. 24-0075-1

LEGAL DESCRIPTION
Bugner

0.175 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°42'10"W a distance of 30.00 feet, described as lying S00°17'50"E a distance of 593.63 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 5.00 feet to a mag nail set, referenced by an 1/2" iron pipe found S85°25'47"W a distance of 21.76 feet, marking the northeast corner of a 1.740 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 northerly line of said 1.740 acre tract S85°25'47"W a distance of 182.09 feet to a 5/8" iron pin found with PAI cap, passing a 1/2" iron pipe found at 21.76 feet;

thence along a westerly line of said 1.740 acre tract S18°14'02"W a distance of 58.24 feet to a 5/8" iron pin found with PAI cap marking the southwest corner of a 20.000 acre tract of land conveyed to Phillips Family Revocable Trust, in OR 283, Page 1777 of the Wyandot County Official Records;

thence along the south line of said 20.000 acre tract S89°49'18"W a distance of 62.84 feet to an iron pin set;

thence parallel with the east line of the SW1/4 of said Section 27, N00°17'50"W a distance of 73.66 feet to an iron pin set;

thence at right angles N89°42'10"E, a distance of 262.93 feet to the Point of Beginning, passing an iron pin set 30.00 feet west thereof, and containing 0.175 acre of land, more or less, of which 0.004 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference: Phillips Family Revocable Trust, OR 283, Page 1777

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 March 21, 2024.

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

Date: April 14, 2024



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

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 00 17'50"	373.240		1000.0000	1000.0000	
	SW 89 42'10"	262.930		626.7650	1001.9362	
	NW 00 17'50"	373.240		625.4011	739.0097	
	NE 89 42'10"	262.930		998.6361	737.0735	
CLOSURE:	NE 00 00'00"	0.000		1000.0000	1000.0000	
	ERROR:			1000.0000	1000.0000	
				0.0000	0.0000	

PERIMETER 1272.3401
AREA (sq ft) 98136.0130
AREA (acres) 2.2529

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 00 17'50"	5.000		1000.0000	1000.0000	
	SW 85 25'47"	182.090		995.0001	1000.0259	
	SW 18 14'02"	58.240		980.4908	818.5149	
	SW 89 49'18"	62.840		925.1752	800.2918	
	NW 00 17'50"	73.660		924.9796	737.4521	
	NE 89 42'10"	262.930		998.6386	737.0700	
CLOSURE:	SE 54 27'44"	.004		1000.0025	999.9965	
	ERROR:			1000.0000	1000.0000	
				.0025	-.0035	

1 PART IN 149903

PERIMETER 644.7643
AREA (sq ft) 7627.8609
AREA (acres) .1751

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 00 17'50"	15.000		1000.0000	1000.0000	
	SW 89 42'10"	262.930		985.0002	1000.0778	
	NW 00 17'50"	299.580		983.6363	737.1513	
	NE 89 49'18"	62.840		1283.2123	735.5972	
	SW 18 14'02"	109.630		1283.4079	798.4369	
	SE 04 21'11"	182.480		1179.2827	764.1340	
	NE 89 18'38"	222.030		997.3291	777.9846	
CLOSURE:	SE 64 58'59"	.002		1000.0007	999.9985	
	ERROR:			1000.0000	1000.0000	
				.0007	-.0015	

1 PART IN 697452

PERIMETER 1154.4918
AREA (sq ft) 14709.1954
AREA (acres) .3377



REFERENCE SURVEY VOL. C
PAGE 1901 IN THE TAX MAP OFFICE

" 2024 " (0.175A)



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Job No. 24-0075

LEGAL DESCRIPTION Bugner

2.253 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°42'10"W a distance of 30.00 feet, described as lying S00°17'50"E a distance of 593.63 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 373.24 feet to a mag nail set, referenced by an iron pin set S89°42'10"W a distance of 30.00 feet;

thence at right angles S89°42'10"W a distance of 262.93 feet to an iron pin set, passing an iron pin set at 30.00 feet;

thence parallel with the east line of the SW1/4 of said Section 27 N00°17'50"W a distance of 373.24 feet to an iron pin set;

thence at right angles N89°42'10"E, a distance of 262.93 feet to the Point of Beginning, passing an iron pin set 30.00 feet west thereof, and containing 2.253 acres of land, more or less, of which 0.257 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference: Zachary L. and Tiffany A. Bugner, OR 203, Page 892, Phillips Family Revocable Trust, OR 283, Page 1777, Brian A. and Kelli L. Miller, OR 283, Page 1780.

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 March 21, 2024.

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

Date: April 14, 2024



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

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 00 17'50"	373.240		1000.0000	1000.0000	
	SW 89 42'10"	262.930		626.7650	1001.9362	
	NW 00 17'50"	373.240		625.4011	739.0097	
	NE 89 42'10"	262.930		998.6361	737.0735	
CLOSURE:	NE 00 00'00"	0.000		1000.0000	1000.0000	
	ERROR:			1000.0000	1000.0000	
				0.0000	0.0000	

PERIMETER
1272.3401
AREA (sq ft)
98136.0130
AREA (acres)
2.2529

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 00 17'50"	5.000		1000.0000	1000.0000	
	SW 85 25'47"	182.090		995.0001	1000.0259	
	SW 18 14'02"	58.240		980.4908	818.5149	
	SW 89 49'18"	62.840		925.1752	800.2918	
	NW 00 17'50"	73.660		924.9796	737.4521	
	NE 89 42'10"	262.930		998.6386	737.0700	
CLOSURE:	SE 54 27'44"	.004		1000.0000	1000.0000	
	ERROR:			.0025	-.0035	

1 PART IN 149903

PERIMETER
644.7643
AREA (sq ft)
7627.8609
AREA (acres)
.1751

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 00 17'50"	15.000		1000.0000	1000.0000	
	SW 89 42'10"	262.930		985.0002	1000.0778	
	NW 00 17'50"	299.580		983.6363	737.1513	
	NE 89 49'18"	62.840		1283.2123	735.5972	
	SW 18 14'02"	109.630		1283.4079	798.4369	
	SE 04 21'11"	182.480		1179.2827	764.1340	
	NE 89 18'38"	222.030		997.3291	777.9846	
CLOSURE:	SE 64 58'59"	.002		1000.0007	999.9985	
	ERROR:			1000.0000	1000.0000	
				.0007	-.0015	

1 PART IN 697452

PERIMETER
1154.4918
AREA (sq ft)
14709.1954
AREA (acres)
.3377



REFERENCE SURVEY VOL. C
PAGE 1901 IN THE TAX MAP OFFICE
"2024" (2.253A)