



website: petermanaes.com
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3480 N. Main St., Findlay, Ohio 45840

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

Job No. 18-0349E

LEGAL DESCRIPTION
Donna Tong Estate

Parcel E
2.318 Acres

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the W1/2 of the NW1/4 of Section 11, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the centerline of Township Highway 22, (referenced by an iron pin set S00°27'41"W a distance of 30.01 feet) described as lying S88°04'20"E a distance of 989.74 feet from a nail found marking the intersection of the centerline of said Township Highway 22 with the west line of the NW1/4 of said Section 11 (referenced by an iron pin set S00°16'12"W a distance of 30.01 feet), said beginning point also being the northeast corner of a 1.13 acre tract of land (1.161 acres calculated) conveyed to Donna Tong in OR Book 233, Page 2252 of the Wyandot County Official Records;

thence along the centerline of Township Highway 22 (60' R/W) S88°04'20"E a distance of 56.12 feet to a mag nail set (referenced by an iron pin set S04°23'30"W a distance of 30.03 feet);

thence continuing along the centerline of said Township Highway 22 S87°00'01"E a distance of 222.78 feet to a mag nail set (referenced by an iron pin set S06°19'42"W a distance of 30.07 feet);

thence continuing along the centerline of said Township Highway 22 S79°46'17"E a distance of 45.37 feet to a nail found (referenced by an iron pin set S00°09'31"W a distance of 30.47 feet) marking the intersection of the centerline of said Township Highway 22 with the east line of the W1/2 of the NW1/4 of said Section 11;

thence along the east line of the W1/2 of the NW1/4 of said Section 11 S00°09'31"W a distance of 300.00 feet to an iron pin set, passing over an iron pin set at 30.47 feet;

thence N88°04'20"W a distance of 335.07 feet to an iron pin set;

thence N00°27'45"E a distance of 108.68 feet to an iron pin set on the south line of the previously aforementioned 1.13 acre tract;

REFERENCE SURVEY VOL. D

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Parcel E - 2.318A
"2018"

thence along said south line S88°04'20"E a distance of 10.00 feet to an iron pin set marking the southeast corner of said 1.13 acre tract;

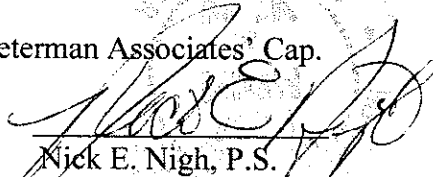
thence along the east line of said 1.13 acre tract N00°27'41"E a distance of 202.00 feet to the Point of Beginning, passing an iron pin set S00°27'41"W a distance of 30.01 feet thereof and containing 2.318 acres of land, more or less, of which 0.224 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Records: Daniel R. Tong, etal, OR Book 248, Page 1885, OR Book 250, Page 2447

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

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

Date: 10-01-2018


Nick E. Nigh, P.S.
Professional Surveyor #7384

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
				5000.0000	5000.0000	
	SE 88 04'20"	56.120		4998.1121	5056.0882	
	SE 87 00'01"	222.780		4986.4538	5278.5629	
	SE 79 46'17"	45.370		4978.3972	5323.2118	
	SW 00 09'31"	300.000		4678.3984	5322.3813	
	NW 88 04'20"	335.070		4689.6701	4987.5009	
	NE 00 27'45"	108.680		4798.3466	4988.3782	
	SE 88 04'20"	10.000		4798.0102	4998.3725	
	NE 00 27'41"	202.000		5000.0037	4999.9991	
CLOSURE:						
	SE 13 40'17"	.004		5000.0000	5000.0000	
		ERROR:		.0037	-.0009	

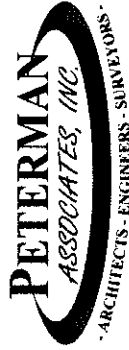
1 PART IN 336149

PERIMETER	AREA (sq ft)	AREA (acres)
1280.0237	100992.8551	2.3185

[Handwritten Signature] 10-01-2018

REFERENCE SURVEY VOL. D
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Parcel E
"2018"



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3480 N. Main St., Findlay, Ohio 45840

Job No. 18-0349A

LEGAL DESCRIPTION

Donna Tong Estate

Parcel A
1.161 Acres

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the W1/2 of the NW1/4 of Section 11, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the centerline of Township Highway 22, (referenced by an iron pin set S00°16'12"W a distance of 30.01 feet) described as lying S88°04'20"E a distance of 739.06 feet from a nail found marking the intersection of the centerline of said Township Highway 22 with the west line of the NW1/4 of said Section 11 (referenced by an iron pin set S00°16'12"W a distance of 30.01 feet), said beginning point also being the northwest corner of a 1.13 acre tract of land (1.161 acres calculated) conveyed to Donna Tong in OR Book 233, Page 2252 of the Wyandot County Official Records;

thence along the centerline of Township Highway 22 (60' R/W) S88°04'20"E a distance of 250.68 feet to a mag nail set (referenced by an iron pin set S00°27'41"W a distance of 30.01 feet), and being the northeast corner of said 1.13 acre tract;

thence along the east line of said 1.13 acre tract S00°27'41"W a distance of 134.00 feet to an iron pin set, passing over an iron pin set at 30.01 feet;

thence parallel with the centerline of said Township Highway 22 N88°04'20"W a distance of 10.00 feet to an iron pin set;

thence S00°27'41"W a distance of 70.90 feet to an iron pin set;

thence parallel with the centerline of Township Highway 22 N88°04'20"W a distance of 239.99 feet to an iron pin set;

thence along the west line of said 1.13 acre tract, and as extended south, N00°16'12"E a distance of 204.92 feet to the Point of Beginning, passing an iron pin set S00°16'12"W a distance of 30.01 feet thereof and containing 1.161 acres of land, more or less, of which 0.173 acre lies in the right of way, subject however to all legal highways and prior easements of record.

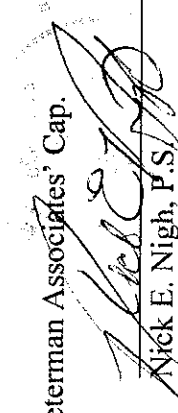
Wyandot County Official Records: Donna Tong OR Book 233, Page 2252, Daniel R. Tong, etal, OR Book 248, Page 1885, OR Book 250, Page 2447

NOTE:

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

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

Date: 09-26-2018


Nick E. Nigh, P.S.
Professional Surveyor #7384

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Parcel A - 1.161A

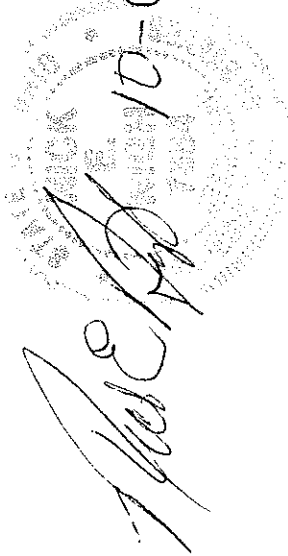
"2018"

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 88 04'20"	250.680		1000.0000 991.5672	1000.0000 1250.5381	
	SW 00 27'41"	134.000		857.5715	1249.4590	
	NW 88 04'20"	10.000		857.9079	1239.4647	
	SW 00 27'41"	70.900		787.0102	1238.8938	
	NW 88 04'20"	239.990		795.0834	999.0396	
	NE 00 16'12"	204.920		1000.0011	1000.0053	
CLOSURE:						
	SW 78 16'30"	.005		1000.0000	1000.0000	
		ERROR:		.0011	.0053	

1 PART IN 168205

PERIMETER	AREA (sq ft)	AREA (acres)
910.4954	50567.5378	1.1609



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PARCEL A - "2018"



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3480 N. Main St., Findlay, Ohio 45840

Job No. 18-0349B

LEGAL DESCRIPTION

Donna Tong Estate

Parcel B
2.334 Acres

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the W1/2 of the NW1/4 of Section 11, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the centerline of Township Highway 22, (referenced by an iron pin set S00°27'41"W a distance of 30.01 feet) described as lying S88°04'20"E a distance of 989.74 feet from a nail found marking the intersection of the centerline of said Township Highway 22 with the west line of the NW1/4 of said Section 11 (referenced by an iron pin set S00°16'12"W a distance of 30.01 feet), said beginning point also being the northeast corner of a 1.13 acre tract of land (1.161 acres calculated) conveyed to Donna Tong in OR Book 233, Page 2252 of the Wyandot County Official Records;

thence along the centerline of Township Highway 22 (60' R/W) S88°04'20"E a distance of 56.12 feet to a mag nail set (referenced by an iron pin set S04°23'30"W a distance of 30.03 feet);

thence continuing along the centerline of said Township Highway 22 S87°00'01"E a distance of 222.78 feet to a mag nail set (referenced by an iron pin set S06°19'42"W a distance of 30.07 feet);

thence continuing along the centerline of said Township Highway 22 S79°46'17"E a distance of 45.37 feet to a nail found (referenced by an iron pin set S00°09'31"W a distance of 30.47 feet) marking the intersection of the centerline of said Township Highway 22 with the east line of the W1/2 of the NW1/4 of said Section 11;

thence along the east line of the W1/2 of the NW1/4 of said Section 11 S00°09'31"W a distance of 300.00 feet to an iron pin set, passing over an iron pin set at 30.47 feet;

thence N88°04'20"W a distance of 335.07 feet to an iron pin set;

thence N00°27'45"E a distance of 176.68 feet to an iron pin set;

thence S88°04'20"E a distance of 10.00 feet to an iron pin set on the east line of the previously aforementioned 1.13 acre tract;

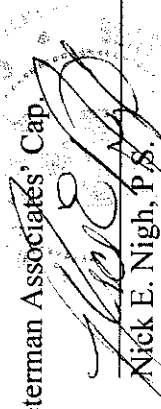
thence along the east line of said 1.13 acre tract N00°27'41"E a distance of 134.00 feet to the Point of Beginning, passing an iron pin set S00°27'41"W a distance of 30.01 feet thereof and containing 2.334 acres of land, more or less, of which 0.224 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Records: Donna Tong OR Book 233, Page 2252, Daniel R. Tong, etal, OR Book 248, Page 1885, OR Book 250, Page 2447

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

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

Date: 09-26-2018


Nick E. Nigh, P.S.
Professional Surveyor #7384

REFERENCE SURVEY VOL. 0

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Parcel B -
2.334 A

"2018"

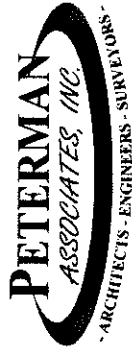
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 88 04'20"	56.120		1000.0000	1000.0000	
	SE 87 00'01"	222.780		998.1121	1056.0882	
	SE 79 46'17"	45.370		986.4538	1278.5629	
	SW 00 09'31"	300.000		978.3972	1323.2118	
	NW 88 04'20"	335.070		678.3984	1322.3813	
	NE 00 27'45"	176.680		689.6701	987.5009	
	SE 88 04'20"	10.000		866.3443	988.9271	
	NE 00 27'41"	134.000		866.0079	998.9214	
CLOSURE:				1000.0036	1000.0005	
	SW 07 54'26"	.004		1000.0000	1000.0000	
		ERROR:		.0036	.0005	

1 PART IN 352180

PERIMETER	AREA (sq ft)	AREA (acres)
1280.0235	101672.4016	2.3341

7/26/08 E/PJ
9-27-2018

REFERENCE SURVEY VOL. 0
PAGE 605 IN THE TAX MAP OFFICE
Parcel B - "2018"



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3480 N. Main St., Findlay, Ohio 45840

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Job No. 18-0349C

LEGAL DESCRIPTION

Donna Tong Estate

Parcel C
0.016 Acre

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the W1/2 of the NW1/4 of Section 11, T1S, R12E, a tract of land bounded and described as follows:

Commencing at a nail found marking the intersection of the centerline of Township Highway 22 with the west line of the NW1/4 of said Section 11 (referenced by an iron pin set S00°16'12"W a distance of 30.01 feet);

thence along the centerline of said Township Highway 22 S88°04'20"E a distance of 739.06 feet to a mag nail set (referenced by an iron pin set S00°16'12"W a distance of 30.01 feet) said beginning point also being the northwest corner of a 1.13 acre tract of land (1.161 acres calculated) conveyed to Donna Tong in OR Book 233, Page 2252 of the Wyandot County Official Records;

thence along the west line of said 1.13 acre tract S00°16'12"W a distance of 202.02 feet to an iron pin set marking the southwest corner of said 1.13 acre tract, passing over an iron pin set at 30.01 feet and being the Principal Point of Beginning of the tract of land to be herein described;

thence along the south line of said 1.13 acre tract S88°04'20"E a distance of 240.00 feet to an iron pin set;

thence S00°27'41"W a distance of 2.90 feet to an iron pin set;

thence N88°04'20"W a distance of 239.99 feet to an iron pin set on a southerly extension of the west line of said 1.13 acre tract;

thence along a southerly extension of the west line of said 1.13 acre tract N00°16'12"E a distance of 2.90 feet to the Principal Point of Beginning and containing 0.016 acre of land, more or less, subject however to all prior easements of record.

Wyandot County Official Records: Daniel R. Tong, etal, OR Book 248, Page 1885, OR Book 250, Page 2447

NOTE:

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

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

Date: 09-26-2018


Mick E. Nigh, P.S.
Professional Surveyor #7384

REFERENCE SURVEY VOL. D

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0.016 A - Parcel C
"2018"

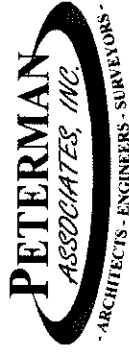
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 88 04'20"	240.000		1000.0000	1000.0000	
	SW 00 27'41"	2.900		991.9265	1239.8642	
	NW 88 04'20"	239.990		989.0266	1239.8408	
	NE 00 16'12"	2.900		997.0998	999.9866	
CLOSURE:				999.9998	1000.0003	
	NW 56 18'36"	0.000		1000.0000	1000.0000	
		ERROR:		-.0002	.0003	
1 PART IN 1.347339E+6						

PERIMETER 695.7518 AREA (acres) .0160

Handwritten signature
9-27-2018

REFERENCE SURVEY VOL. D
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Parcel C
"2018"



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

3480 N. Main St., Findlay, Ohio 45840

Job No. 18-0349D

LEGAL DESCRIPTION

Donna Tong Estate

Parcel D
0.016 Acre

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the W1/2 of the NW1/4 of Section 11, T1S, R12E, a tract of land bounded and described as follows:

Commencing at a nail found marking the intersection of the centerline of Township Highway 22 with the west line of the NW1/4 of said Section 11 (referenced by an iron pin set S00°16'12"W a distance of 30.01 feet);

thence along the centerline of said Township Highway 22 S88°04'20"E a distance of 989.74 feet to a mag nail set (referenced by an iron pin set S00°27'41"W a distance of 30.01 feet) said beginning point also being the northeast corner of a 1.13 acre tract of land (1.161 acres calculated) conveyed to Donna Tong in OR Book 233, Page 2252 of the Wyandot County Official Records;

thence along the east line of said 1.13 acre tract S00°27'41"W a distance of 134.00 feet to an iron pin set, passing over an iron pin set at 30.01 feet and being the Principal Point of Beginning of the tract of land to be herein described;

thence continuing along the east line of said 1.13 acre tract S00°27'41"W a distance of 68.00 feet to an iron pin set marking the southwest corner of said 1.13 acre tract;

thence along the south line of said 1.13 acre tract N88°04'20"W a distance of 10.00 feet to an iron pin set;

thence parallel with the east line of said 1.13 acre tract N00°27'41"E a distance of 68.00 feet to an iron pin set;

thence S88°04'20"E a distance of 10.00 feet to the Principal Point of Beginning and containing 0.016 acre of land, more or less, subject however to all prior easements of record.

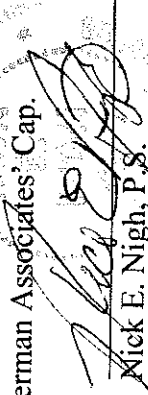
Wyandot County Official Records: Donna Tong, OR Book 233, Page 2252.

NOTE:

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

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

Date: 09-26-2018


Nick E. Nigh, P.S.
Professional Surveyor #7384

REFERENCE SURVEY VOL. D
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Parcel D - 0.016 A
"2018"

MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SW 00 27'41"	68.000		1000.0000	1000.0000	
	NW 88 04'20"	10.000		932.0022	999.4524	
	NE 00 27'41"	68.000		932.3386	989.4581	
	SE 88 04'20"	10.000		1000.3364	990.0057	
CLOSURE:				1000.0000	1000.0000	
	NE 00 00'00"	0.000		1000.0000	1000.0000	
		ERROR:		0.0000	0.0000	
		PERIMETER		AREA (sq ft)	AREA (acres)	
		155.9999		679.7746	.0156	

John E. Hylton
9-27-2018

REFERENCE SURVEY VOL. D
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Parcel D

"2018"