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3480 N. Main St., Findlay, Ohio 45840

Job No. 18-0451B

Phone: 419-422-6672

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## LEGAL DESCRIPTION

### Tong Farms

44.858 Acres

Daniel Tong

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the W1/2 of the NW1/4 and a part of the W1/2 of the SW1/4 of Section 11, T1S, R12E, a tract of land bounded and described as follows:

Beginning at a mag nail found on the centerline of Township Highway 22, (referenced by an iron pin found N00°14'11"E a distance of 30.01 feet) described as lying S88°04'20"E a distance of 657.34 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 found S00°16'12"W a distance of 30.01 feet), said beginning point also described as being the intersection of said centerline with the west line of the E1/2 of the W1/2 of the W1/2 of said Section 11;

thence along said west line N00°14'11"E a distance of 586.70 feet to an iron pin found on the north line of the NW1/4 of said Section 11, passing over an iron pin found at 30.01 feet;

thence along the north line of the NW1/4 of said Section 11 N89°49'30"E a distance of 389.49 feet to an iron pin found marking the northwest corner of a 1.483 acre tract of land as filed in the Wyandot County Tax Map Office in Survey Volume D Page 614;

thence along the west line of said 1.483 acre tract, and the west line of a 2.253 acre tract of land conveyed to Debra Schultz in Deed Volume 182, Page 339 of the Wyandot County Deed Records S00°20'39"W a distance of 600.96 feet to a mag nail found on the centerline of Township Highway 22, also being the southwest corner of said 2.253 acre tract, passing an iron pin found N00°20'39"E a distance of 30.01 feet thereof;

thence along the centerline of Township Highway 22 (60' R/W) N88°04'20"W a distance of 306.79 feet to a mag nail found marking the northwest corner of a 1.114 acre tract of land conveyed to Logan Frey in OR Book 253, Page 518 of the Wyandot County Official Records, referenced by an iron pin found S00°16'12"W a distance of 30.01 feet;

thence along the west line of said 1.114 acre tract, and the west line of a 0.016 acre tract of land conveyed to Logan Frey in OR Book 253, Page 520 of the Wyandot County Official Records S00°16'12"W a distance of 204.92 feet to an iron pin found marking the southwest corner of said 0.016 acre tract, passing over an iron pin found at 30.01 feet;

thence along the south line of said 0.016 acre tract S88°04'20"E a distance of 239.99 feet to an iron pin found on the west line of a 2.318 acre tract of land filed in the Wyandot County Tax Map Office in Survey Volume D, Page 605, also being the southeast corner of said 0.016 acre tract;

thence along the west line of said 2.318 acre tract S00°27'47"W a distance of 105.77 feet to an iron pin found marking the southwest corner of said 2.318 acre tract;

thence along the south line of said 2.318 acre tract S88°04'20"E a distance of 335.07 feet to an iron pin found on the east line of the W1/2 of the NW1/4 of said Section 11, and being the southeast corner of said 2.318 acre tract;

thence along the east line of the W1/2 of the NW1/4 of said Section 11 S00°09'31"W a distance of 1705.68 feet to an iron pin found marking the northeast corner of the W1/2 of the SW1/4 of said Section 11;

REFERENCE SURVEY VOL. 618 PAGE 618 IN THE TAX MAP OFFICE

D

(44.858A)

"2019"

thence along the east line of the W1/2 of the SW1/4 of said Section 11 S00°19'30"W a distance of 1002.82 feet to an iron pin set marking a northwest corner of a 60.50 acre tract of land as described in OR Book 248, Page 1885, and OR Book 250, Page 2447 of the Wyandot County Official Records;

thence along the north line of said 60.50 acre tract S89°49'31"W a distance of 657.80 feet to an iron pin set on the west line of the E1/2 of the W1/2 of the W1/2 of said Section 11;

thence along said west line N00°17'51"E a distance of 554.93 feet to an iron pin set on the south line of a 3.949 acre cell tower tract as filed in the Wyandot County Tax Map Office in Survey Volume D, Page 604;

thence along the south line of said 3.949 acre tract N89°07'09"E a distance of 16.31 feet to an iron pin found marking a corner of said 3.949 acre tract;

thence along a west line of said 3.949 acre tract S00°18'54"W a distance of 286.73 feet to an iron pin found marking a southwest corner of said 3.949 acre tract;

thence along the south line of said 3.949 acre tract N89°07'09"E a distance of 200.00 feet to an iron pin found marking the southeast corner of said 3.949 acre tract;

thence along a east line of said 3.949 acre tract N00°18'54"E a distance of 326.77 feet to an iron pin found marking a northeast corner of said 3.949 acre tract;

thence along a north line of said 3.949 acre tract S89°07'09"W a distance of 97.44 feet to an iron pin found marking a corner of said 3.949 acre tract;

thence along a east line of said 3.949 acre tract N00°52'51"W a distance of 70.00 feet to an iron pin found marking a northeast corner of said 3.949 acre tract;

thence along a north line of said 3.949 acre tract S89°07'09"W a distance of 101.10 feet to an iron pin found marking a corner of said 3.949 acre tract;

thence along a east line of said 3.949 acre tract N00°18'54"E a distance of 2377.43 feet to a mag nail found on the centerline of Township Highway 22, referenced by an iron pin found S00°18'54"W a distance of 30.01 feet thereof and being a northeast corner of said 3.949 acre tract;

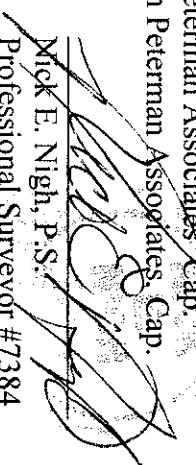
thence along the centerline of said Township Highway 22 N88°04'20"W a distance of 19.26 feet to the Point of Beginning, and containing 44.858 acres of land, more or less, of which 0.311 acre lies in the right of way, and 31.539 acres lie in the NW1/4 of said Section 11, and 13.319 acres lie in the SW1/4 of said Section 11, subject however to all legal highways and prior easements of record.

Wyandot County Official Records: Daniel R. Tong, et al, 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.  
I.P. Found = 5/8" x 30" Rebar with Peterman Associates, Cap.

Date: 12-14-2018

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

NE	00	14'11"	586.700	10586.6950	10002.4206
NE	89	49'30"	389.490	10587.8846	10391.9088
SW	00	20'39"	600.960	9986.9354	10388.2990
NW	88	04'20"	306.790	9997.2557	10081.6826
SW	00	16'12"	204.920	9792.3380	10080.7169
SE	88	04'20"	239.990	9784.2648	10320.5711
SW	00	27'47"	105.770	9678.4983	10319.7163
SE	88	04'20"	335.070	9667.2266	10654.5967
SW	00	09'31"	1705.680	7961.5531	10649.8749
SW	00	19'30"	1002.820	6958.7492	10644.1866
SW	89	49'31"	657.800	6956.7433	9986.3897
NE	00	17'51"	554.930	7511.6658	9989.2711
NE	89	07'09"	16.310	7511.9165	10005.5792
SW	00	18'54"	286.730	7225.1908	10004.0028
NE	89	07'09"	200.000	7228.2654	10203.9792
NE	00	18'54"	326.770	7555.0305	10205.7757
SW	89	07'09"	97.440	7553.5326	10108.3472
NW	00	52'51"	70.000	7623.5243	10107.2711
SW	89	07'09"	101.100	7621.9701	10006.1830
NE	00	18'54"	2377.430	9999.3642	10019.2535
NW	88	04'20"	19.260	10000.0121	10000.0044
CLOSURE:					
SW	19	58'59"	.013	10000.0000	10000.0000
				.0121	.0044
			ERROR:		

1 PART IN 791132

PERIMETER

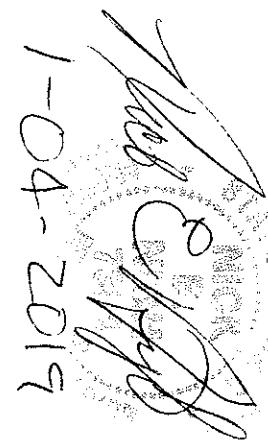
AREA (sq ft)

AREA (acres)

10185.9732

1954048.3613

44.8588



Michael C. Huppert

1-04-2019

REFERENCE SURVEY VOL **D**  
 PAGE **C 18** DATE **10/10/2019**  
 PAGE **1** MAP OFFICE

"2019"



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## LEGAL DESCRIPTION

### Tong Farms

44.856 Acres

Gregory Tong

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being a part of the W1/2 of the NW1/4 and a part of the W1/2 of the SW1/4 of Section 11, T1S, R12E, a tract of land bounded and described as follows:

Beginning 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 found S00°16'12"W a distance of 30.01 feet);

thence along the centerline of Township Highway 22 (60' R/W) S88°04'20"E a distance of 636.58 feet to a mag nail found (referenced by an iron pin found S00°18'54"W a distance of 30.01 feet), said mag nail found also being the northwest corner of the 3.949 acre cell tower tract filed in the Wyandot County Tax Map Office in Survey Volume D, Page 604;

thence along the west line of said 3.949 acre tract S00°18'54"W a distance of 2489.44 feet to an iron pin found, passing over an iron pin found at 30.01 feet;

thence along a south line of said 3.949 acre tract N89°07'09"E a distance of 23.70 feet to an iron pin set on the east line of the W1/2 of the W1/2 of said Section 11;

thence along said east line S00°17'51"W a distance of 554.93 feet to an iron pin set on the north line of a 60.50 acre tract of land as described in OR Book 248, Page 1885 and OR Book 250, Page 2447 of the Wyandot County Official Records;

thence along said north line S89°49'31"W a distance of 657.80 feet to an iron pin set on the west line of the SW1/4 of said Section 11, also being the northwest corner of said 60.50 acre tract;

thence along the west line of said Section 11, also being the Wyandot County-Hancock County Line N00°16'12"E a distance of 3067.42 feet to the Point of Beginning, passing an iron pin found S00°16'12"W a distance of 30.01 feet thereof and containing 44.856 acres of land, more or less, of which 0.438 acre lies in the right of way, 29.941 acres lie in the NW1/4 of Section 11, and 14.915 acres lie in the SW1/4 of Section 11, subject however to all legal highways and prior easements of record.

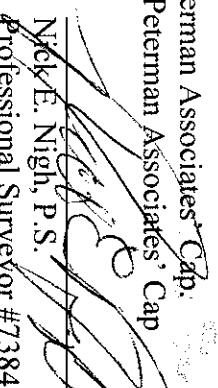
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### NOTE:

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

Date: 12-14-2018

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

## MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
SE	88 04'20"	636.580	10000.0000	10000.0000	10000.0000	
SW	00 18'54"	2489.440	9978.5856	10636.2197	10636.2197	
NE	89 07'09"	23.700	7489.1832	10622.5334	10622.5334	
SW	00 17'51"	554.930	7489.5475	10546.2306	10546.2306	
SW	89 49'31"	657.800	6934.6250	10643.3492	10643.3492	
NE	00 16'12"	3067.420	6932.6191	9985.5523	9985.5523	
CLOSURE:			10000.0050	10000.0071	10000.0071	
SW	54 50'45"	.009	10000.0000	10000.0000	10000.0000	
1 PART IN 855592			ERROR: .0050	.0071	.0071	
			PERIMETER 7429.8786	AREA (sq ft) 1953939.1468	AREA (acres) 44.8563	

*1-03-2018*