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21-0040

LEGAL DESCRIPTION

Dawn Moe

3.500 Acres

Situated in Jackson Township, County of Wyandot, State of Ohio and being a part of the S1/2 of the SW1/4 of Section 4, T3S, R12E, a tract of land bounded and described as follows:

Beginning at a mag nail found (referenced by a 1/2" iron pin found with VBK cap N89°52'05"W a distance of 35.98 feet) on the centerline of Township Highway 84, described as lying S33°03'00"E a distance of 209.09 feet from a PK nail found (referenced by an iron pin set N89°52'05"W a distance of 35.98 feet) marking the intersection of the centerline of said Township Highway 84, with the north line of the S1/2 of the SW1/4 of said Section 4, said beginning point also described as being the southeast corner of a 1.000 acre tract of land conveyed to Darron W. and Dawn M. Moe in OR 209, Page 264 of the Wyandot County Official Records;

thence from the above described point of beginning and along the centerline of said Township Highway 84 S33°03'00"E a distance of 287.32 feet to a mag nail set (referenced by an iron pin set N89°52'05"W a distance of 35.84 feet);

thence parallel with the north line of the S1/2 of the SW1/4 of said Section 4 N89°52'05"W a distance of 609.12 feet to an iron pin set, passing over an iron pin set at 35.84 feet;

thence N00°32'14"E a distance of 415.47 feet to an iron pin set on the north line of the S1/2 of the SW1/4 of said Section 4;

thence along the north line of the S1/2 of the SW1/4 of said Section 4 S89°52'05"E a distance of 143.40 feet to a 1/2" iron pin found with VBK cap marking the northwest corner of the previously aforementioned 1.000 acre tract;

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thence along the west line of said 1.000 acre tract S00°32'14"W a distance of 175.00 feet to a 1/2" iron pin found with VBK cap marking the southwest corner of said 1.000 acre tract;

thence along the south line of said 1.000 acre tract S89°52'05"E a distance of 306.77 feet to the Point of Beginning, passing a 1/2" iron pin found with VBK cap N89°52'05"W a distance of 35.98 feet west thereof, and containing 3.500 acres of land, more or less, of which 0.233 acre lies in the right of way, subject however to all legal highways and prior easements of record.

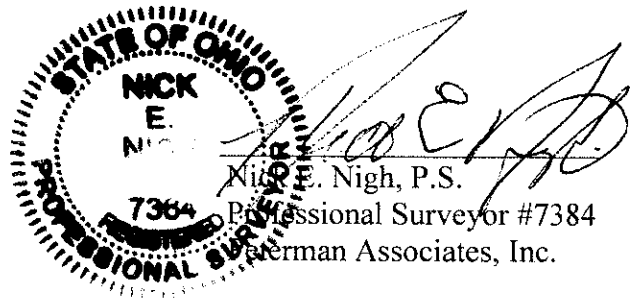
Wyandot County Official Record: Kathleen S. McNutt, OR 266, Page 1066

NOTE: The bearings in this legal description are based upon prior surveys of record with the centerline of Township Highway 84 bearing S33°03'00"E and on an assumed meridian and are used only for the purpose of describing angular measurements.

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 on January 28, 2021.

Iron pin set = 5/8" x 30" Rebar with Peterman Associates' Cap

Date: February 11, 2021



FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 33 03'00"	287.320		1000.0000	1000.0000	
	NW 89 52'05"	609.120		759.1698	1156.6959	
	NE 00 32'14"	415.470		760.5725	547.5775	
	SE 89 52'05"	143.400		1176.0242	551.4730	
	SW 00 32'14"	175.000		1175.6940	694.8726	
	SE 89 52'05"	306.770		1000.7017	693.2318	
CLOSURE:				999.9953	1000.0010	
	NW 12 00'41"	.005		1000.0000	1000.0000	
		ERROR:		-.0047	.0010	

1 PART IN 403121

PERIMETER	AREA (sq ft)	AREA (acres)
1937.0848	152455.1733	3.4999



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