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3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
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21-0249-2

LEGAL DESCRIPTION

Moe

20.518 Acres

Situated in Jackson Township, County of Wyandot, State of Ohio and being a part of the SW1/4 of the SW1/4 of Section 16, T3S, R12E, a tract of land bounded and described as follows:

Beginning at a mag nail set on the west line of the SW1/4 of said Section 16 (referenced by an iron pin set N90°00'00"E a distance of 30.00 feet), described as lying N00°17'05"W a distance of 661.11 feet from a railroad spike found (referenced by an iron pin set N44°51'28"E a distance of 28.21 feet) marking the southwest corner of the SW1/4 of said Section 16;

thence along the west line SW1/4 of said Section 16, also being the centerline of County Highway 215 (40' R/W) N00°17'05"W a distance of 682.03 feet to a mag nail set marking the northwest corner of the SW1/4 of the SW1/4 of said Section 16, referenced by an iron pin set S89°43'55"E a distance of 30.00 feet;

thence along the north line of the S1/2 of the SW1/4 of said Section 16 S89°43'55"E a distance of 1315.74 feet to an iron pin set marking the northeast corner of the SW1/4 of the SW1/4 of said Section 16, passing over an iron pin set at 30.00 feet;

thence along the east line of the SW1/4 of the SW1/4 of said Section 16 S00°24'15"E a distance of 675.88 feet to an iron pin set;

thence parallel with the south line of the SW1/4 of said Section 16 S90°00'00"W a distance of 1317.10 feet to the Point of Beginning, passing over an iron pin set N90°00'00"E a distance of 30.00 feet thereof, and containing 20.518 acres of land, more or less, of which 0.313 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record: Dawn M. Moe and Angela Fadley, OR Book 266, Page 1759

NOTE: The bearings in this legal description are based upon and 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 direct supervision of Nick E. Nigh, PS #7384 on May 24, 2021.

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

Date: June 7, 2021



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

(26.5184)
72467
"2021"

REFERENCE SURVEY VOL. 663
IN THE TAX MAP OFFICE
PAGE 663

MAP CHECK #1 - INPUT COURSES

Parcel

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 00 17'05"	682.030		1000.0000	1000.0000	
	SE 89 43'55"	1315.740		1682.0216	996.6108	
	SE 00 24'15"	675.880		1675.8650	2312.3364	
	SW 90 00'00"	1317.100		1000.0028	2317.1040	
CLOSURE:	SW 55 00'29"	.005		1000.0000	1000.0000	
	ERROR:			.0028	.0040	

1 PART IN 817337

PERIMETER	AREA (sq ft)	AREA (acres)
3990.7549	893755.4330	20.5178

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 00 17'05"	661.110		1000.0000	1000.0000	
	NE 90 00'00"	1317.100		1661.1018	996.7147	
	SE 00 24'15"	661.120		1661.1018	2313.8147	
	SW 90 00'00"	1318.480		999.9982	2318.4782	
CLOSURE:	NE 45 00'00"	.003		1000.0000	1000.0000	
	ERROR:			-.0018	-.0018	

1 PART IN 1.554774E+6

PERIMETER	AREA (sq ft)	AREA (acres)
3957.8126	871195.1151	19.9999



Nick E. Nigh

6-03-2021

REFERENCE SURVEY VOL. D
PAGE 663 IN THE TAX MAP OFFICE

"2021"



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3480 N. Main St., Findlay, Ohio 45840

21-0249-1

LEGAL DESCRIPTION

Moe

20.000 Acres

Situated in Jackson Township, County of Wyandot, State of Ohio and being a part of the SW1/4 of the SW1/4 of Section 16, T3S, R12E, a tract of land bounded and described as follows:

Beginning at a railroad spike found (referenced by an iron pin set N44°51'28"E a distance of 28.21 feet) marking the southwest corner of the SW1/4 of said Section 16;

thence along the west line SW1/4 of said Section 16, also being the centerline of County Highway 215 (40' R/W) N00°17'05"W a distance of 661.11 feet to a mag nail set (referenced by an iron pin set N90°00'00"E a distance of 30.00 feet);

thence parallel with the south line of the SW1/4 of said Section 16 N90°00'00"E a distance of 1317.10 feet to an iron pin set on the east line of the SW1/4 of the SW1/4 of said Section 16, passing over an iron pin set at 30.00 feet;

thence along the east line of the SW1/4 of the SW1/4 of said Section 16 S00°24'15"E a distance of 661.12 feet to a mag nail set (referenced by an iron pin set N00°24'15"W a distance of 30.00 feet) on the south line of the SW1/4 of said Section 16;

thence along the south line of the SW1/4 of said Section 16 S90°00'00"W a distance of 1318.48 feet to the Point of Beginning and containing 20.000 acres of land, more or less, of which 0.900 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record: Dawn M. Moe and Angela Fadley, OR Book 266, Page 1759

NOTE: The bearings in this legal description are based upon and 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 direct supervision of Nick E. Nigh, PS #7384 on May 24, 2021.

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

Date: June 7, 2021



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

MAP CHECK #1 - INPUT COURSES

Parcel

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 00 17'05"	682.030		1000.0000	1000.0000	
	SE 89 43'55"	1315.740		1682.0216	996.6108	
	SE 00 24'15"	675.880		1675.8660	2312.3364	
	SW 90 00'00"	1317.100		1000.0028	2317.1040	
CLOSURE:	SW 55 00'29"	.005		1000.0000	1000.0000	
	ERROR:			.0028	.0040	

1 PART IN 817337

PERIMETER 3990.7549
AREA (sq ft) 893755.4330
AREA (acres) 20.5178

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	NW 00 17'05"	661.110		1000.0000	1000.0000	
	NE 90 00'00"	1317.100		1661.1018	996.7147	
	SE 00 24'15"	661.120		1661.1018	2313.8147	
	SW 90 00'00"	1318.480		999.9982	2318.4782	
CLOSURE:	NE 45 00'00"	.003		1000.0000	1000.0000	
	ERROR:			-.0018	-.0018	

1 PART IN 1.554774E+6

PERIMETER 3957.8126
AREA (sq ft) 871195.1151
AREA (acres) 19.9999



REFERENCE SURVEY VOL. 0
PAGE 663 IN THE TAX MAP OFFICE

"2021"