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Phone: 419-422-6672
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Job No. 21-0553-3-Wyandot
LEGAL DESCRIPTION
Paul Kalmbach

3.000 Acres

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

Commencing at a 5/8" iron pin found marking the northwest corner of the NW1/4 of said Section 2;

thence along the west line of the NW1/4 of said Section 2, S00°10'05"W a distance of 257.02 feet to a mag nail set over a mag nail found marking the intersection of the west line of the NW1/4 of said Section 2 with the centerline of State Route No. 568 (60' R/W), referenced by an iron pin set S00°03'05"W a distance of 42.62 feet;

thence along the centerline of said State Route 568, S44°41'09"E, a distance of 173.97 feet to a mag nail set over a mag nail found marking the intersection of the centerline of County Highway No. 3 (60' R/W) with the centerline of said State Route No. 568 and being the Principal Point of Beginning of the tract of land to be herein described, said beginning point referenced by an iron pin set N88°32'11"E, a distance of 41.17 feet;

thence from the above described Principal Point of Beginning and along the centerline of County Highway No. 3, N41°45'31"E, a distance of 90.15 feet to a mag nail set over a mag nail found, referenced by an iron pin set S54°42'59"E, a distance of 30.19 feet;

thence along the centerline of County Highway No. 3, N28°48'30"E, a distance of 80.35 feet to a mag nail set over a mag nail found, referenced by a 5/8" iron pin found (PAI Cap) S62°46'58"E, a distance of 30.00 feet;

thence along the centerline of County Highway No. 3, N25°37'34"E, a distance of 54.94 feet to a mag nail set, referenced by an iron pin set S64°22'26"E, a distance of 30.00 feet;

thence S64°22'26"E a distance of 377.03 feet to an iron pin set on the west line of a 19.937 acre tract of land conveyed to Kenneth E. Tooman as described in OR 253, Page 574 of the Wyandot County Official Records,

REFERENCE SURVEY VOL. D

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(3.00 A) (2021)

thence along the west line of said 19.937 acre Tooman tract, S13°23'18"W a distance of 407.38 feet to a mag nail set on the centerline of said State Route 568, passing over a 5/8" iron pin found (PAI Cap) 35.35 feet north thereof;

thence along the centerline of said State Route 568, N44°41'09"W a distance of 523.49 feet to the Point of Beginning and containing 3.000 acres of land, more or less, of which 0.355 acres lie in the right of way of State Route No. 568 and 0.138 acres lie in the right of way of County Highway 3, subject, however, to all legal highways and prior easements of record.

Wyandot County Official Records: Paul M. Kalmbach, Etal, OR 231, Page 2293

NOTE: The bearings in this legal description are based upon the centerline of State Route 568 bearing S44°41'09"E.

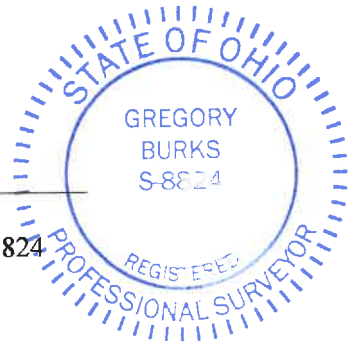
NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 on October 25, 2021.

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

Date: November 8, 2021



Gregory G. Burks, P.S.
Professional Surveyor #8824



21-0553 Closure.txt

Wyandot 1 - 1.692 Ac.

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	1	2	S 44°41'09" E	279.01	4801.6313	5196.2051
INV	2	3	S 00°01'13" W	276.14	4525.4913	5196.1074
INV	3	4	N 89°56'55" W	196.53	4525.6676	4999.5775
INV	4	5	N 00°03'05" E	474.33	4999.9974	5000.0029

Closure

Closing line: S 48°13'06" E 0.00 from 5 to 1
 Latitude (N): 0.00 Perimeter: 1226.01
 Departure (E): 0.00 Error of Closure: 1:316040

Area: 73709.34 Square feet 1.6921 Acres

Wyandot 2 - 2.471 Ac.

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	4	3	S 89°56'55" E	196.53	4525.4913	5196.1074
TRAV	3	6	S 00°01'13" W	545.71	3979.7814	5195.9143
TRAV	6	7	S 89°12'10" W	196.85	3977.0425	4999.0833
TRAV	7	8	N 00°03'05" E	548.63	4525.6722	4999.5754

Closure

Closing line: N 24°16'36" W 0.01 from 8 to 4
 Latitude (N): 0.00 Perimeter: 1487.72
 Departure (E): 0.00 Error of Closure: 1:292765

Area: 107617.29 Square feet 2.4706 Acres

Wyandot 3 - 3.000 Ac.

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	10	11	N 41°45'31" E	90.15	4943.5600	5182.3783
INV	11	12	N 28°48'30" E	80.35	5013.9656	5221.0975
INV	12	13	N 25°37'34" E	54.94	5063.5015	5244.8589
INV	13	14	S 64°22'26" E	377.03	4900.4373	5584.8025
INV	14	15	S 13°23'18" W	407.38	4504.1286	5490.4737
INV	15	16	N 44°41'09" W	523.49	4876.3160	5122.3456

Closure

Closing line: N 58°26'35" E 0.01 from 16 to 10
 Latitude (N): 0.00 Perimeter: 1533.34
 Departure (E): 0.01 Error of Closure: 1:196430

21-0553 Closure.txt

Area: 130683.26 Square feet 3.0001 Acres

Wyandot 4 - 2.191 Ac.

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	13	21	N 25°37'34" E	121.65	5173.1854	5297.4721
INVCRV						
pc->rp	21	101	S 64°22'26" E	120.00	5121.2858	5405.6683
			61°05'05" delta (right)			
			120.00 radius	16.65	Mid Ordinate	
			127.94 arc length	19.33	External	
			70.80 tangent	47°44'47"	Degree of Curve (arc)	
			121.96 chord	49°14'55"	Degree of Curve (chord)	
			N 56°10'07" E chord bearing			
rp->pt	101	22	N 03°17'21" W	120.00	5241.0882	5398.7833
INV	22	23	N 86°42'39" E	271.25	5256.6512	5669.5865
INV	23	24	S 13°23'18" W	366.16	4900.4423	5584.8022
INV	24	25	N 64°22'26" W	377.03	5063.5065	5244.8586

Closure

Closing line: N 03°26'08" W 0.01 from 25 to 13
 Latitude (N): 0.01 Perimeter: 1264.03
 Departure (E): 0.00 Error of Closure: 1:249325

Area: 95448.30 Square feet 2.1912 Acres





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Job No. 21-0553-1-Wyandot
LEGAL DESCRIPTION
Paul Kalmbach

1.692 Acres

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

Beginning at a mag nail set over a mag nail found on the west line of the NW1/4 of said Section 2, described as lying S00°10'05"W a distance of 257.02 feet from a 5/8" iron pin found marking the northwest corner of the NW1/4 of said Section 2, said mag nail referenced by an iron pin set S00°03'05"W, a distance of 42.62 feet, said west line also being the Hancock County and Wyandot County Line;

thence along the centerline of State Route 568 (60' R/W), S44°41'09"E a distance of 279.01 feet to a mag nail set marking the northwest corner of a 7.5992 acre tract of land conveyed to Anne K. Brehm as described in OR 209, Page 403 of Wyandot County Deed Records;

thence along the west line of said 7.5992 acre Brehm tract, S00°01'13"W a distance of 276.14 feet to an iron pin set, passing over an iron pin set at 42.65 feet and a 4" wood post found at 53.24 feet;

thence, N89°56'55"W a distance of 196.53 feet to an iron pin set on the west line of the NW1/4 of said Section 2;

thence along the west line of the NW1/4 of said Section 2, N00°03'05"E a distance of 474.33 feet to the Point of Beginning, passing over an iron pin set 42.62 feet south thereof, and containing 1.692 acres of land, more or less, of which 0.192 acres lie in the road right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Records: Paul M. Kalmbach, Etal, OR 231, Page 2293

NOTE: The bearings in this legal description are based upon the centerline of State Route 568 bearing S44°41'09"E.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 on October 25, 2021.

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

Date: November 8, 2021



Gregory G. Burks, P.S.
Professional Surveyor #8824

21-0553 Closure.txt

Wyandot 1 - 1.692 Ac.

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	1	2	S 44°41'09" E	279.01	4801.6313	5196.2051
INV	2	3	S 00°01'13" W	276.14	4525.4913	5196.1074
INV	3	4	N 89°56'55" W	196.53	4525.6676	4999.5775
INV	4	5	N 00°03'05" E	474.33	4999.9974	5000.0029

Closure

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Latitude (N): 0.00 Perimeter: 1226.01
Departure (E): 0.00 Error of Closure: 1:316040

Area: 73709.34 Square feet 1.6921 Acres

Wyandot 2 - 2.471 Ac.

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	4	3	S 89°56'55" E	196.53	4525.4913	5196.1074
TRAV	3	6	S 00°01'13" W	545.71	3979.7814	5195.9143
TRAV	6	7	S 89°12'10" W	196.85	3977.0425	4999.0833
TRAV	7	8	N 00°03'05" E	548.63	4525.6722	4999.5754

Closure

Closing line: N 24°16'36" W 0.01 from 8 to 4
Latitude (N): 0.00 Perimeter: 1487.72
Departure (E): 0.00 Error of Closure: 1:292765

Area: 107617.29 Square feet 2.4706 Acres

Wyandot 3 - 3.000 Ac.

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	10	11	N 41°45'31" E	90.15	4943.5600	5182.3783
INV	11	12	N 28°48'30" E	80.35	5013.9656	5221.0975
INV	12	13	N 25°37'34" E	54.94	5063.5015	5244.8589
INV	13	14	S 64°22'26" E	377.03	4900.4373	5584.8025
INV	14	15	S 13°23'18" W	407.38	4504.1286	5490.4737
INV	15	16	N 44°41'09" W	523.49	4876.3160	5122.3456

Closure

Closing line: N 58°26'35" E 0.01 from 16 to 10
Latitude (N): 0.00 Perimeter: 1533.34
Departure (E): 0.01 Error of Closure: 1:196430

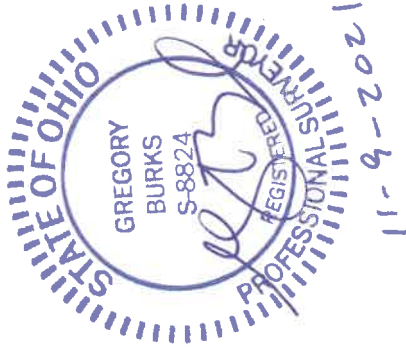
Wyandot 4 - 2.191 Ac.

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	13	21	N 25°37'34" E	121.65	5173.1854	5297.4721
INVCRV						
pc->rp	21	101	S 64°22'26" E	120.00	5121.2858	5405.6683
		61°05'05" delta (right)				
		120.00 radius			16.65 Mid Ordinate	
		127.94 arc length			19.33 External	
		70.80 tangent			47°44'47" Degree of Curve (arc)	
		121.96 chord			49°14'55" Degree of Curve (chord)	
		N 56°10'07" E chord bearing				
rp->pt	101	22	N 03°17'21" W	120.00	5241.0882	5398.7833
INV	22	23	N 86°42'39" E	271.25	5256.6512	5669.5865
INV	23	24	S 13°23'18" W	366.16	4900.4423	5584.8022
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Closure

Closing Line: N 03°26'08" W 0.01 from 25 to 13
Latitude (N): 0.01 Perimeter: 1264.03
Departure (E): 0.00 Error of Closure: 1:249325

Area: 95448.30 Square feet 2.1912 Acres





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Job No. 21-0553-4-Wyandot
LEGAL DESCRIPTION
Paul Kalmbach

2.191 Acres

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

Commencing at a 5/8" iron pin found marking the northwest corner of the NW1/4 of said Section 2;

thence along the west line of the NW1/4 of said Section 2, S00°10'05"W a distance of 257.02 feet to a mag nail set over a mag nail found marking the intersection of the west line of the NW1/4 of said Section 2 with the centerline of State Route No. 568 (60' R/W), referenced by an iron pin set S00°03'05"W a distance of 42.62 feet;

thence along the centerline of said State Route 568, S44°41'09"E, a distance of 173.97 feet to a mag nail set over a mag nail found marking the intersection of the centerline of County Highway No. 3 (60' R/W) with the centerline of State Route No. 568 (60' R/W), referenced by an iron pin set N88°32'11"E, a distance of 41.17 feet;

thence along the centerline of County Highway No. 3, N41°45'31"E, a distance of 90.15 feet to a mag nail set over a mag nail found, referenced by an iron pin set S54°42'59"E, a distance of 30.19 feet;

thence along the centerline of County Highway No. 3, N28°48'30"E, a distance of 80.35 feet to a mag nail set over a mag nail found, referenced by a 5/8" iron pin found (PAI Cap) S62°46'58"E, a distance of 30.00 feet;

thence along the centerline of County Highway No. 3, N25°37'34"E, a distance of 54.94 feet to a mag nail set, referenced by an iron pin set S64°22'26"E, a distance of 30.00 feet, being the Principal Point of Beginning of the tract of land to be herein described;

thence, from the above described Principal Point of Beginning, along the centerline of County Highway No. 3, N25°37'34"E, a distance of 121.65 feet to a mag nail set over a mag nail found at a point of curvature, referenced by an iron pin set S64°22'26"E, a distance of 30.00 feet;

REFERENCE SURVEY VOL. D
PAGE 675 IN THE TAX MAP OFFICE
(2.191A) "2021"

thence along the centerline of County Highway No. 3 in a northeasterly direction on a curve to the right having a radius 120.00 feet, a central angle of $61^{\circ}05'05''$ and a length of curve of 127.94 feet, the chord of said curve bearing $N56^{\circ}10'07''E$, a distance of 121.96 feet to a mag nail set over a mag nail found at a point of tangency, referenced by an iron pin set $S03^{\circ}17'21''E$, a distance of 30.00 feet;

thence along the centerline of County Highway No. 3, $N86^{\circ}42'39''E$, a distance of 271.25 feet to a mag nail found on the north line of said NW1/4, referenced by a 5/8" iron pin found $S13^{\circ}23'18''W$, a distance of 29.34 feet;

thence along the west line of a 19.937 acre tract of land conveyed to Kenneth E. Tooman as described in OR 253, Page 574 of the Wyandot County Official Records, $S13^{\circ}23'18''W$ a distance of 366.16 feet to an iron pin set;

thence $N64^{\circ}22'26''W$ a distance of 377.03 feet to the Point of Beginning and containing 2.191 acres of land, more or less, of which 0.345 acres lie in the right of way of County Highway 3, subject, however, to all legal highways and prior easements of record.

Wyandot County Official Records: Paul M. Kalmbach, Etal, OR 231, Page 2293

NOTE: The bearings in this legal description are based upon the centerline of State Route 568 bearing $S44^{\circ}41'09''E$.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 on October 25, 2021.

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

Date: November 8, 2021



Gregory G. Burks, P.S.
Professional Surveyor #8824



21-0553 Closure.txt

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Area: 73709.34 Square feet 1.6921 Acres

Wyandot 2 - 2.471 Ac.

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	4	3	S 89°56'55" E	196.53	4525.4913	5196.1074
TRAV	3	6	S 00°01'13" W	545.71	3979.7814	5195.9143
TRAV	6	7	S 89°12'10" W	196.85	3977.0425	4999.0833
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INV	11	12	N 28°48'30" E	80.35	5013.9656	5221.0975
INV	12	13	N 25°37'34" E	54.94	5063.5015	5244.8589
INV	13	14	S 64°22'26" E	377.03	4900.4373	5584.8025
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			61°05'05" delta (right)			
			120.00 radius	16.65	Mid Ordinate	
			127.94 arc length	19.33	External	
			70.80 tangent	47°44'47"	Degree of Curve (arc)	
			121.96 chord	49°14'55"	Degree of Curve (chord)	
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Job No. 21-0553-2-Wyandot
LEGAL DESCRIPTION

Paul Kalmbach

2.471 Acres

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Commencing at a 5/8" iron pin found marking the northwest corner of the NW1/4 of said Section 2;

thence along the west line of the NW1/4 of said Section 2, S00°10'05"W a distance of 257.02 feet to a mag nail set over a mag nail found, referenced by an iron pin set S00°03'05"E a distance of 42.62 feet, said west line also being the Hancock County and Wyandot County Line;

thence continuing along the west line of the NW1/4 of said Section 2, S00°03'05"E a distance of 474.33 feet to an iron pin set, being the Principal Point of Beginning of the tract of land to be herein described;

thence from the above described Principal Point of Beginning, S89°56'55"E a distance of 196.53 feet to an iron pin set on the west line of a 7.5992 acre tract of land conveyed to Anne K. Brehm as described in OR 209, Page 403 of Wyandot County Deed Records;

thence along the west line of said 7.5992 acre Brehm tract, S00°01'13"W a distance of 545.71 feet to a 6 inch by 8 inch wood post found marking the southwest corner of said 7.5992 acre tract and lying on the north line of a 30.09 acre tract of land conveyed to Linda C. Putnam, Trustee as described in OR 233, Page 1606 of Wyandot County Official Records, referenced by an iron pin set 1.00 feet north thereof;

thence along the north line of said 30.09 acre Putnam tract, S89°12'10"W a distance of 196.85 feet to an iron pin set on the west line of the NW1/4 of said Section 2, referenced by a steel post found N86°49'44"W a distance of 1.87 feet ;

thence along the west line of the NW1/4 of said Section 2, N00°03'05"E a distance of 548.63 feet to the Principal Point of Beginning, containing 2.471 acres of land, more or less, subject however to all prior easements of record.

Wyandot County Official Records: Paul M. Kalmbach, Etal, OR 231, Page 2293

NOTE: The bearings in this legal description are based upon the centerline of State Route 568 bearing S44°41'09"E.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Gregory G. Burks, PS #8824 on October 25, 2021.

NOTE: The above legal description must be transferred to an adjoining parcel and cannot be transferred separate and apart without consent from the proper zoning authority.

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

Date: November 8, 2021


Gregory G. Burks, P.S. #8824
Professional Surveyor



21-0553 Closure.txt

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Wyandot 3 - 3.000 Ac.

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	10	11	N 41°45'31" E	90.15	4943.5600	5182.3783
INV	11	12	N 28°48'30" E	80.35	5013.9656	5221.0975
INV	12	13	N 25°37'34" E	54.94	5063.5015	5244.8589
INV	13	14	S 64°22'26" E	377.03	4900.4373	5584.8025
INV	14	15	S 13°23'18" W	407.38	4504.1286	5490.4737
INV	15	16	N 44°41'09" W	523.49	4876.3160	5122.3456

Closure

Closing line: N 58°26'35" E 0.01 from 16 to 10
Latitude (N): 0.00 Perimeter: 1533.34
Departure (E): 0.01 Error of Closure: 1:196430

Wyandot 4 - 2.191 Ac.

TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
INV	13	21	N 25°37'34" E	121.65	5173.1854	5297.4721
INVCRV						
pc->rp	21	101	S 64°22'26" E	120.00	5121.2858	5405.6683
			61°05'05" delta (right)			
			120.00 radius	16.65 Mid Ordinate		
			127.94 arc length	19.33 External		
			70.80 tangent	47°44'47" Degree of Curve (arc)		
			121.96 chord	49°14'55" Degree of Curve (chord)		
			N 56°10'07" E chord bearing			
rp->pt	101	22	N 03°17'21" W	120.00	5241.0882	5398.7833
INV	22	23	N 86°42'39" E	271.25	5256.6512	5669.5865
INV	23	24	S 13°23'18" W	366.16	4900.4423	5584.8022
INV	24	25	N 64°22'26" W	377.03	5063.5065	5244.8586

Closure
Closing line: N 03°26'08" W 0.01 from 25 to 13
Latitude (N): 0.01 Perimeter: 1264.03
Departure (E): 0.00 Error of Closure: 1:249325

Area: 95448.30 Square feet 2.1912 Acres

