

20002862DE-02

June 26, 2024

9.863 Acres

Situated in the Township of Tymochtee, County of Wyandot and State of Ohio and being part of the southeast quarter of Section 14, Township 1 South, Range 14 East, also being part of lands now or formerly owned by Richard E. and Lina M Sipe, as recorded in Official Record Volume 208, Page 656 of the Wyandot County Records and being more fully bounded and described as follows:

Commencing at a 3/4 inch rod found in a monument box at the southeast corner of said Section 14, said rod being on the centerline of State Route 103 (60 feet wide), thence South 89°04'49" West along said centerline and the southerly line of said Richard E. and Lina M Sipe parcel, a distance of 1264.90 feet to a mag nail set and being the Place of Beginning of the parcel of land herein described;

Course No. 1: thence South 89°04'49" West along the said centerline of State Route 103 and southerly line of said Sipe parcel, a distance of 58.70 feet to a mag nail set on the easterly line of a parcel of land now or formerly owned by Douglas E. Walton Trustee as recorded in Official Record Volume 172 Page 411 of the Wyandot County Records;

Course No. 2: thence North 00°01'20" East along the said easterly line of the Walton parcel, passing through an iron pin set at on the northerly right-of-way line of said State Route 103, a distance of 1018.41 feet to an iron pin set at a northeasterly corner said Walton parcel;

Course No. 3: thence South 89°21'52" West along a northerly line of the said Walton parcel, a distance of 1325.88 feet to an iron pin set on the westerly line of said southeast quarter of Section 14 and an easterly line of the said Walton parcel;

Course No. 4: thence North 00°08'08" West along said quarter section line, a distance of 413.04 feet to an iron pin set thereon;

Course No. 5: thence South 89°59'11" East along a new division line, a distance of 824.63 feet to an iron pin set;

Course No. 6: thence South 00°17'36" West along a new division line, a distance of 343.73 feet to an iron pin set;

Course No. 7: thence North 89°21'52" East along a new division line, a distance of 562.67 feet to an iron pin set;

Course No. 8: thence South 00°01'20" West along a new division line, passing an iron pin set on the northerly right-of-way line of said State Route 103, a distance of 1078.12 feet to the Place of Beginning of the lands herein described, containing 9.863 acres of land, 8.411 acres being part of Wyandot County Auditor's parcel number 38-1635-0000-00, and 1.452 acres being part of parcel number 38-1625-0000-00 of which 0.040 acre being part of State Route 103 right-of-way, as surveyed in October 2020 by Atwell,

LLC under the supervision of Petar Erak PS 8719 and being the same more or less and being subject to all legal highways and easements.

The basis of bearings for this survey is the State Plane Coordinate System NAD83 Zone Ohio North based on ODOT VRS GPS observations.

All pins set are 5/8 inch rebar 30 inches in length with "Atwell" caps.

Petar Erak

6-26-24

PETAR ERAK, PS NO. 8719

DATE

REGISTERED PROFESSIONAL SURVEYOR

ATWELL, LLC

7100 E. PLEASANT VALLEY ROAD, SUITE 220

INDEPENDENCE OHIO 44131

440-349-2000



Mapcheck 1: 20002862 SUBSTATION

Closure Summary

Precision, 1 part in: 391341.631'

Error distance: 0.014'

Error direction: S87° 53' 27.70"E

Area: 429687.1 Sq. Ft.

Square area: 429687.063

Perimeter: 5625.180'

Point of Beginning

Easting: 1771516.8740'

Northing: 468129.0305'

Side 1: Line

Direction: S89° 04' 49.00"W

Angle: [89°04'49"]

Deflection angle: [-90°55'11"]

Distance: 58.700'

Easting: 1771458.1816'

Northing: 468128.0883'

Side 2: Line

Direction: N0° 01' 20.00"E

Angle: [-89°03'29"]

Deflection angle: [90°56'31"]

Distance: 1018.410'

Easting: 1771458.5766'

Northing: 469146.4982'

Side 3: Line

Direction: S89° 21' 52.00"W

Angle: [89°20'32"]

Deflection angle: [-90°39'28"]

Distance: 1325.880'

Easting: 1770132.7781'

Northing: 469131.7912'

Side 4: Line

Direction: N0° 08' 08.00"W

Angle: [-89°30'00"]

Deflection angle: [90°30'00"]

Distance: 413.040'

Easting: 1770131.8009'

Northing: 469544.8300'  
Side 5: Line  
Direction: S89° 59' 11.00"E  
Angle: [-89°51'03"]  
Deflection angle: [90°08'57"]  
Distance: 824.630'  
Easting: 1770956.4309'  
Northing: 469544.6341'  
Side 6: Line  
Direction: S0° 17' 36.00"W  
Angle: [-89°43'13"]  
Deflection angle: [90°16'47"]  
Distance: 343.730'  
Easting: 1770954.6711'  
Northing: 469200.9086'  
Side 7: Line  
Direction: N89° 21' 52.00"E  
Angle: [89°04'16"]  
Deflection angle: [-90°55'44"]  
Distance: 562.670'  
Easting: 1771517.3065'  
Northing: 469207.1499'  
Side 8: Line  
Direction: S0° 01' 20.00"W  
Angle: [-89°20'32"]  
Deflection angle: [90°39'28"]  
Distance: 1078.120'  
Easting: 1771516.8884'  
Northing: 468129.0300'

REFERENCE SURVEY VOL. D  
PAGE 698 IN THE TAX MAP OFFICE  
2024



PETAR ERAK, PS NO. 8719  
REGISTERED PROFESSIONAL SURVEYOR  
ATWELL, LLC  
7100 E. PLEASANT VALLEY ROAD, SUITE 220  
INDEPENDENCE OHIO 44131  
440-349-2000

DATE

6-24-24