



ENGINEERS • SURVEYORS

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**LEGAL DESCRIPTION FOR PATRICK BROWN
7.000 ACRES
TOWNSHIP OF MARSEILLES, COUNTY OF WYANDOT, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, BEING PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 13 EAST, TOWNSHIP OF MARSEILLES, BEING A 7.000 ACRE TRACT OUT OF AN ORIGINAL 15.99 ACRES AS CONVEYED TO ANNETTE BROWN OF RECORD IN OFFICIAL RECORD 51, PAGE 178, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A RAILROAD SPIKE FOUND OVER A STONE AND TILE MARKER FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2, AND THE CENTERLINE INTERSECTION OF COUNTY HIGHWAY 71 (60 FEET IN WIDTH) AND TOWNSHIP HIGHWAY 123, AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JAMES W. LESLIE, ETUX TRUST OF RECORD IN OFFICIAL RECORD 36, PAGE 121, 123;

THENCE NORTH 89°56'00" EAST, A DISTANCE OF 1345.34 FEET WITH THE SOUTH LINE OF SAID SECTION 2, THE CENTERLINE OF SAID COUNTY HIGHWAY 71, AND THE SOUTH LINE OF SAID LESLIE TRACT TO A STONE AND TILE MARKER FOUND;

THENCE SOUTH 89°50'53" EAST, A DISTANCE OF 248.71 FEET WITH THE SOUTH LINE OF SAID SECTION 2, AND THE CENTERLINE OF SAID COUNTY HIGHWAY 71, PASSING AN IRON PIN FOUND AT 208.71 FEET, TO AN IRON PIN FOUND AT THE POINT OF BEGINNING SAID IRON PIN ALSO BEING A SOUTHEAST CORNER OF A TRACT CONVEYED TO CONSECO FINANCE SERVICE CORP. OF RECORD IN OFFICIAL RECORD 120, PAGE 1063 AND A SOUTHWEST CORNER OF SAID BROWN TRACT;

THENCE NORTH 00°21'30" EAST, A DISTANCE OF 248.71 FEET WITH A WEST LINE OF SAID BROWN TRACT AND THE EAST LINE OF SAID CONSECO TRACT TO AN IRON PIN FOUND AT A NORTHEAST CORNER OF SAID CONSECO TRACT;

THENCE NORTH 89°50'53" WEST, A DISTANCE OF 40.00 FEET WITH A NORTH LINE OF SAID CONSECO TRACT TO AN IRON PIN FOUND;

THENCE NORTH 00°21'30" EAST, A DISTANCE OF 168.71 FEET WITH AN EAST LINE OF SAID CONSECO TRACT AND A WEST LINE OF SAID BROWN TRACT TO AN IRON PIN FOUND;

THENCE NORTH 89°50'53" WEST, A DISTANCE OF 208.71 FEET WITH A NORTH LINE OF SAID CONSECO TRACT AND A SOUTH LINE OF SAID BROWN TRACT TO AN IRON PIN SET ON AN EAST LINE OF SAID LESLIE TRACT, A NORTHWEST CORNER OF SAID CONSECO TRACT, AND A SOUTHWEST CORNER OF SAID BROWN TRACT;

REFERENCE SURVEY VOL. C
PAGE 832 IN THE TAX MAP OFFICE

THENCE NORTH $00^{\circ}21'30''$ EAST, A DISTANCE OF 551.81 FEET WITH AN EAST LINE OF SAID LESLIE TRACT AND A WEST LINE OF SAID BROWN TRACT TO AN IRON PIN SET;

THENCE SOUTH $89^{\circ}50'53''$ EAST, A DISTANCE OF 405.82 FEET OVER AND ACROSS SAID BROWN TRACT WITH A NEW LINE TO AN IRON PIN SET;

THENCE SOUTH $00^{\circ}41'57''$ EAST, A DISTANCE OF 969.33 FEET OVER AND ACROSS SAID BROWN TRACT WITH A NEW LINE TO AN IRON PIN SET ON THE CENTERLINE OF SAID COUNTY HIGHWAY 71 AND A SOUTH LINE OF SAID BROWN TRACT;

THENCE NORTH $89^{\circ}50'53''$ WEST, A DISTANCE OF 175.00 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 71 AND A SOUTH LINE OF BROWN TRACT TO THE POINT OF BEGINNING, CONTAINING 7.000 ACRES OF LAND, OF WHICH 0.120 ACRES ARE IN THE RIGHT-OF-WAY OF SAID COUNTY HIGHWAY 71, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF BRETT R. TIEBEN, P.S. PROFESSIONAL SURVEYOR NUMBER 8191, DATED JULY, 2004, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARING SHOWN HEREIN ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE $5/8''$ O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: OFFICIAL RECORD 51, PAGE 178.