



ENGINEERS • SURVEYORS

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LEGAL DESCRIPTION FOR McCREARY ESTATES

1.134 ACRE TRACT
MIFFLIN TOWNSHIP, WYANDOT COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF MIFFLIN, AND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 13 EAST, BEING A 1.134 ACRE TRACT OUT OF AN ORIGNAL TRACT CONVEYED TO NELLIE TAYLOR, L.E., ETAL. OF RECORD IN DEED BOOK 103, PAGE 430, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A STONE AND MONUMENT BOX FOUND MARKING THE NORTHEAST CORNER OF SAID SECTION 25, WHICH POINT ALSO MARKS THE INTERSECTION OF THE CENTERLINE OF TOWNSHIP HIGHWAY 65 WITH THE EAST RIGHT OF WAY LINE OF COUNTY HIGHWAY 109 (33 FEET IN WIDTH);

THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 3,450.18 FEET ALONG THE EAST LINE OF SAID SECTION 25 AND EAST RIGHT OF WAY LINE OF COUNTY HIGHWAY 109 TO A 5/8 INCH IRON PIN SET MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 260.00 FEET ALONG THE EAST LINE OF SAID SECTION 25 AND EAST RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY 109 TO A 5/8 INCH IRON PIN SET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 190.00 FEET OVER AND ACROSS SAID TAYLOR TRACT (PASSING OVER A 5/8 INCH IRON PIN SET AT 33.00 FEET) TO A 5/8 INCH IRON PIN SET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 260.00 FEET CONTINUING OVER AND ACROSS SAID TAYLOR TRACT TO A 5/8 INCH IRON PIN SET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 190.00 FEET CONTINUING OVER AND ACROSS SAID TAYLOR TRACT (PASSING OVER A 5/8 INCH IRON PIN SET AT 157.00 FEET) TO A 5/8 INCH IRON PIN SET ON THE EAST LINE OF SAID SECTION 25 AND EAST RIGHT OF WAY LINE OF COUNTY HIGHWAY 109 AND MARKING THE POINT OF BEGINNING, CONTAINING 1.134 ACRES OF LAND, OF WHICH 0.197 ACRES ARE IN THE RIGHT-OF-WAY OF SAID COUNTY HIGHWAY 109, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ROBERT LYN MAKEEVER, P.E., P.S, PROFESSIONAL SURVEYOR NO. 6828, DATED AUGUST 13, 2004, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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

BEARINGS SHOWN HEREON ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

PRIOR DEED REFERENCE: DEED RECORD 103, PAGE 430