



ENGINEERS \*  
SURVEYORS

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**LEGAL DESCRIPTION FOR JEFFREY COURTAD  
4.396 ACRES – TRACT 1  
TOWNSHIP OF CRANE, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF CRANE, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING PART OF THE NORTHWEST QUARTER OF SECTION 35, AND BEING A 4.396 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO JAMES R. COURTAD, ETUX, LIFE ESTATE, ETAL OF RECORD IN OFFICIAL RECORD 129, PAGE 807 AND OFFICIAL RECORD 129, PAGE 811, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A PK NAIL FOUND OVER A MONUMENT BOX FOUND ON THE CENTERLINE OF TOWNSHIP HIGHWAY 124 (40 FEET IN WIDTH), THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER, THE NORTHEAST CORNER OF A TRACT CONVEYED TO JAMES A. COURTAD, ETUX OF RECORD IN OFFICIAL RECORD 93, PAGE 173, AND THE SOUTHEAST CORNER OF A TRACT CONVEYED TO DAVID BASTEL, ETUX OF RECORD IN OFFICIAL RECORD 2, PAGE 622;

THENCE NORTH  $89^{\circ}44'44''$  WEST, A DISTANCE OF 485.13 FEET WITH THE NORTH LINE OF SAID QUARTER, THE NORTH LINE OF SAID JAMES A. COURTAD TRACT, AND THE SOUTH LINE OF SAID BASTEL TRACT, PASSING AN IRON PIN SET AT 465.13 FEET, TO A POINT IN THE CENTERLINE OF A CREEK BEING REFERENCED BY SAID IRON PIN SET SOUTH  $89^{\circ}44'44''$  EAST, A DISTANCE OF 20.00 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID JAMES A. COURTAD TRACT, A NORTHEAST CORNER OF SAID JAMES R. COURTAD TRACT, THE SOUTH LINE OF SAID BASTEL TRACT, AND ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH  $00^{\circ}36'47''$  WEST, A DISTANCE OF 555.54 FEET WITH THE WEST LINE OF SAID JAMES A. COURTAD TRACT AND AN EAST LINE OF SAID JAMES R. COURTAD TRACT, AND OVER AND ACROSS SAID JAMES R. COURTAD TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON A NORTH LINE OF A TRACT CONVEYED TO JEFFREY R. COURTAD, ETUX OF RECORD IN OFFICIAL RECORD 41, PAGE 571 AND A SOUTH LINE OF SAID JAMES R. COURTAD TRACT;

THENCE NORTH  $87^{\circ}34'33''$  WEST, A DISTANCE OF 348.53 FEET WITH THE NORTH LINE OF SAID JEFFREY COURTAD TRACT AND A SOUTH LINE OF SAID JAMES R. COURTAD TRACT, TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID JEFFREY COURTAD TRACT, A SOUTHWEST CORNER OF SAID JAMES R. COURTAD TRACT, AND AN EAST LINE OF A TRACT CONVEYED TO GARY E. HUFFMAN OF RECORD IN OFFICIAL RECORD 208, PAGE 1892;

THENCE NORTH  $00^{\circ}30'21''$  EAST, A DISTANCE OF 542.34 FEET WITH THE WEST LINE OF SAID JAMES R. COURTAD TRACT AND THE EAST LINE OF SAID HUFFMAN TRACT, TO AN IRON PIN SET, SAID IRON PIN SET ON THE NORTH LINE OF SAID QUARTER, THE NORTHWEST CORNER OF SAID JAMES R. COURTAD TRACT, THE NORTHEAST CORNER OF SAID HUFFMAN TRACT, AND THE SOUTH LINE OF SAID BASTEL TRACT;

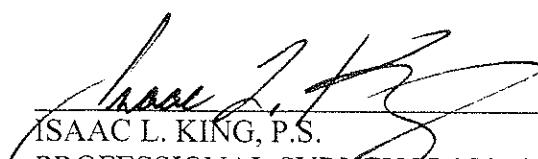
THENCE SOUTH  $89^{\circ}44'44''$  EAST, A DISTANCE OF 349.38 FEET WITH THE NORTH LINE OF SAID QUARTER, THE NORTH LINE OF SAID JAMES R. COURTAD TRACT, AND THE SOUTH LINE OF SAID BASTEL TRACT, TO A POINT IN THE CENTERLINE OF A CREEK, BEING REFERENCED BY AN IRON PIN SET SOUTH  $89^{\circ}44'44''$  EAST, A DISTANCE OF 20.00 FEET, SAID POINT ALSO AT THE POINT OF BEGINNING, CONTAINING 4.396 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED APRIL, 2012, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS 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 129, PAGE 811.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 4-26-2012





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**LEGAL DESCRIPTION FOR JEFFREY COURTAD  
3.802 ACRES – TRACT 2  
TOWNSHIP OF CRANE, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF CRANE, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING PART OF THE NORTHWEST QUARTER OF SECTION 35, AND BEING A 3.802 ACRES TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO JAMES R. COURTAD, ETUX, LIFE ESTATE, ETAL OF RECORD IN OFFICIAL RECORD 129, PAGE 807 AND OFFICIAL RECORD 129, PAGE 811, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A PK NAIL FOUND OVER A MONUMENT BOX FOUND ON THE CENTERLINE OF TOWNSHIP HIGHWAY 124 (40 FEET IN WIDTH), THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER, AND THE NORTHEAST CORNER OF A TRACT CONVEYED TO JAMES A. COURTAD, ETUX OF RECORD IN OFFICIAL RECORD 93, PAGE 173;

THENCE SOUTH  $00^{\circ}36'22''$  WEST, A DISTANCE OF 908.31 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 124, THE EAST LINE OF SAID JAMES A. COURTAD TRACT, THE EAST LINE OF SAID JAMES R. COURTAD TRACT, AND THE EAST LINE OF A TRACT CONVEYED TO JEFFREY R. COURTAD, ETUX OF RECORD IN OFFICIAL RECORD 41, PAGE 571, PASSING RAILROAD SPIKES FOUND AT 179.58 FEET AND 867.56 FEET, TO A RAILROAD SPIKE FOUND IN THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 124 AND BEING REFERENCED BY AN IRON PIN FOUND NORTH  $78^{\circ}24'17''$  WEST, A DISTANCE OF 30.56 FEET, SAID RAILROAD SPIKE FOUND ALSO BEING A SOUTHEAST CORNER OF SAID JEFFREY COURTAD TRACT;

THENCE NORTH  $78^{\circ}24'17''$  WEST, A DISTANCE OF 320.28 FEET WITH A SOUTH LINE OF SAID JEFFREY R. COURTAD TRACT AND A NORTH LINE OF SAID JAMES R. COURTAD TRACT, PASSING AN IRON PIN FOUND AT 30.56 FEET, TO AN IRON PIN FOUND ON A CORNER OF SAID JEFFREY COURTAD TRACT;

THENCE SOUTH  $09^{\circ}15'40''$  EAST, A DISTANCE OF 32.95 FEET WITH AN EAST LINE OF SAID JEFFREY COURTAD TRACT AND A WEST LINE OF SAID JAMES R. COURTAD TRACT, TO AN IRON PIN FOUND AT A SOUTHEAST CORNER OF SAID

JEFFREY COURTAD TRACT, SAID IRON PIN FOUND ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH  $24^{\circ}44'10''$  WEST, A DISTANCE OF 329.08 FEET OVER AND ACROSS SAID JAMES R. COURTAD TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH  $86^{\circ}34'25''$  WEST, A DISTANCE OF 197.67 FEET OVER AND ACROSS SAID JAMES R. COURTAD TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH  $46^{\circ}57'29''$  WEST, A DISTANCE OF 264.82 FEET OVER AND ACROSS SAID JAMES R. COURTAD TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE WEST LINE OF SAID JAMES R. COURTAD TRACT AND THE EAST LINE OF A TRACT CONVEYED TO GARY E. HUFFMAN OF RECORD IN OFFICIAL RECORD 208, PAGE 1892;

THENCE NORTH  $00^{\circ}30'21''$  EAST, A DISTANCE OF 523.23 FEET WITH THE WEST LINE OF SAID JAMES R. COURTAD TRACT AND THE EAST LINE OF SAID HUFFMAN TRACT, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID JEFFREY COURTAD TRACT;

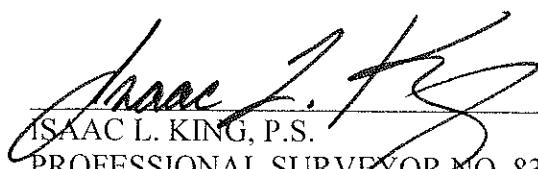
THENCE SOUTH  $86^{\circ}31'49''$  EAST A DISTANCE OF 524.90 FEET WITH THE SOUTH LINE OF SAID JEFFREY COURTAD TRACT, AND THE NORTH LINE OF SAID JAMES R. COURTAD TRACT, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 3.802 ACRES OF LAND, MORE OR LESS.

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PRIOR DEED REFERENCE: OFFICIAL RECORD 129, PAGE 811

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
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