



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR THE JESS STIGER
0.366 ACRES – TRACT 1
VILLAGE OF WYANDOT, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, VILLAGE OF WYANDOT, BEING PART OF LOT 1 AND ALL OF LOT 2 OF THE WEST ADDITION TO THE VILLAGE OF WYANDOT AS SHOWN AND DELINEATED IN PLAT BOOK 3, PAGE 435, A 0.366 ACRE TRACT CONVEYED TO GERRY A. AND LISA A. HOFFMAN OF RECORD IN DEED BOOK 190, PAGE 494, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF WYANDOT STREET (66 FEET IN WIDTH), THE SOUTHWEST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF SAID HOFFMAN TRACT, THE SOUTHEAST CORNER OF LOT 3 CONVEYED TO KEITH A. MCCLAIN OF RECORD IN OFFICIAL RECORD 236, PAGE 519;

THENCE NORTH 37°40'26" EAST, A DISTANCE OF 165.00 FEET WITH THE WEST LINE OF SAID LOT 2, THE WEST LINE OF SAID HOFFMAN TRACT, THE EAST LINE OF SAID LOT 3, AND THE EAST LINE OF SAID MCCLAIN TRACT, TO AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT 2, THE NORTHEAST CORNER OF LOT 3, AND THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY (16.5 FEET IN WIDTH);

THENCE SOUTH 52°19'34" EAST, A DISTANCE OF 54.52 FEET WITH A SOUTH LINE OF SAID ALLEY, THE NORTH LINE OF SAID LOT 2, AND THE NORTH LINE OF SAID HOFFMAN TRACT, TO AN IRON PIN SET AT THE SOUTHEAST TERMINUS OF SAID ALLEY, THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 15 EAST, A NORTHEAST CORNER OF SAID LOT 2, A NORTHEAST CORNER OF SAID HOFFMAN TRACT, AND A WEST LINE OF A TRACT CONVEYED TO GARY L. ALBAN OF RECORD IN DEED BOOK 193, PAGE 519 AND DEED BOOK 166, PAGE 679;

THENCE SOUTH 00°31'38" WEST, A DISTANCE OF 88.56 FEET WITH THE EAST LINE OF SAID LOT 2 AND SAID LOT 1, THE EAST LINE OF SAID HOFFMAN TRACT, THE EAST LINE OF SAID SOUTHWEST QUARTER, THE WEST LINE OF SAID ALBAN TRACT, AND THE WEST LINE OF LOT 13 OF HOOVER'S ADDITION AS SHOWN AND DELINEATED IN DEED BOOK 2, PAGE 132, LOT 13 BEING CONVEYED TO WILLIAM R. HICKS JR., ETAL OF RECORD IN DEED BOOK 198, PAGE 150, TO AN IRON PIN SET AT A NORTHEAST CORNER OF SAID HOFFMAN TRACT AND A CORNER OF SAID HICKS TRACT;

REFERENCE SURVEY VOL. C
PAGE 1626 IN THE TAX MAP OFFICE

(WEST ADDITION)

(TRACT 1)

(0.366A)

2016 11

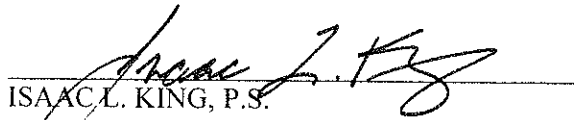
THENCE SOUTH 37°40'26" WEST, A DISTANCE OF 94.41 FEET WITH AN EAST LINE OF SAID HOFFMAN TRACT AND A WEST LINE OF SAID HICKS TRACT, TO AN IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF SAID WYANDOT STREET, A SOUTHEAST CORNER OF SAID HOFFMAN TRACT, AND WEST LINE OF SAID HICKS TRACT;

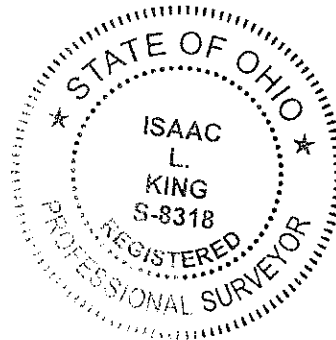
THENCE NORTH 52°19'34" WEST, A DISTANCE OF 108.00 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WYANDOT STREET, A SOUTH LINE OF SAID LOTS 1 AND 2, AND A SOUTH LINE OF SAID HOFFMAN TRACT, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.366 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED AUGUST, 2016, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83).

PRIOR DEED REFERENCE: DEED BOOK 190, PAGE 494.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 8-5-2016



TRACTS 1 & 2.txt

Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 209261.656'
 Error distance: 0.002'
 Error direction: N64° 08' 15"W
 Area: 15932.15 Sq. Ft.
 Square area: 15932.154
 Perimeter: 510.490'

Point of Beginning

Easting: 1796182.1817'
 Northing: 388727.8382'

Side 1: Line

Direction: N37° 40' 26"E
 Angle: [-142.3261 (d)]
 Deflection angle: [37.6739 (d)]
 Distance: 165.000'
 Easting: 1796283.0242'
 Northing: 388858.4361'

Side 2: Line

Direction: S52° 19' 34"E
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 54.520'
 Easting: 1796326.1769'
 Northing: 388825.1153'

Side 3: Line

Direction: S0° 31' 38"W
 Angle: [-127.1467 (d)]
 Deflection angle: [52.8533 (d)]
 Distance: 88.560'
 Easting: 1796325.3620'
 Northing: 388736.5590'

Side 4: Line

Direction: S37° 40' 26"W
 Angle: [-142.8533 (d)]
 Deflection angle: [37.1467 (d)]
 Distance: 94.410'
 Easting: 1796267.6618'
 Northing: 388661.8333'

Side 5: Line

Direction: N52° 19' 34"W
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 108.000'
 Easting: 1796182.1795'
 Northing: 388727.8393'

Mapcheck 2: TRACT 2

Closure Summary

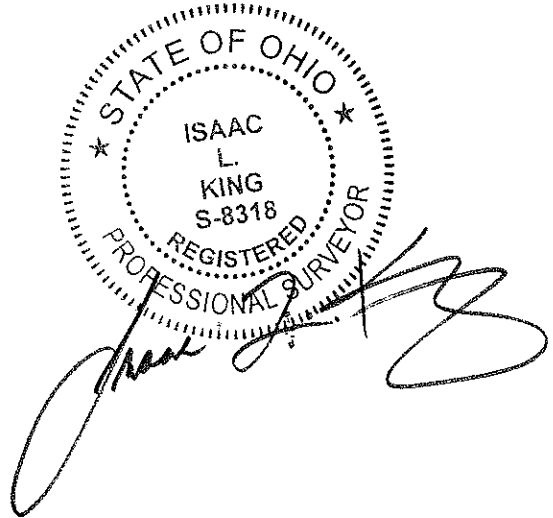
Precision, 1 part in: 67888.510'
 Error distance: 0.002'
 Error direction: S60° 19' 51"E
 Area: 1165.49 Sq. Ft.
 Square area: 1165.485
 Perimeter: 167.080'

Point of Beginning

Easting: 1796293.1083'
 Northing: 388871.4960'

Side 1: Line

Direction: N37° 40' 26"E
 Angle: [-142.3261 (d)]
 Deflection angle: [37.6739 (d)]
 Distance: 55.470'
 Easting: 1796327.0097'



REFERENCE SURVEY VOL. C
 PAGE 1626 IN THE TAX MAP OFFICE

TRACTS 1 & 2.txt
Northing: 388915.4006'
Side 2: Line
Direction: S0° 31' 38"W
Angle: [-37.1467 (d)]
Deflection angle: [142.8533 (d)]
Distance: 69.590'
Easting: 1796326.3694'
Northing: 388845.8135'
Side 3: Line
Direction: N52° 19' 34"W
Angle: [-52.8533 (d)]
Deflection angle: [127.1467 (d)]
Distance: 42.020'
Easting: 1796293.1104'
Northing: 388871.4947'



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**LEGAL DESCRIPTION FOR THE JESS STIGER
0.027 ACRES – TRACT 2
VILLAGE OF WYANDOT, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, VILLAGE OF WYANDOT, BEING PART OF LOT 20 OF THE WEST ADDITION TO THE VILLAGE OF WYANDOT AS SHOWN AND DELINEATED IN PLAT BOOK 3, PAGE 435, A 0.027 ACRE TRACT CONVEYED TO GERRY A. AND LISA A. HOFFMAN OF RECORD IN DEED BOOK 190, PAGE 494, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN SET ON THE NORTHEAST TERMINUS OF AN ALLEY (16.5 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID LOT 20, THE SOUTHEAST CORNER OF SAID HOFFMAN TRACT, THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 15 EAST, THE WEST LINE OF A TRACT CONVEYED TO GARY ALBAN OF RECORD IN DEED BOOK 193, PAGE 519 AND DEED BOOK 166, PAGE 679;

THENCE NORTH 52°19'34" WEST, A DISTANCE OF 42.02 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, THE SOUTH LINE OF SAID LOT 20, AND THE SOUTH LINE OF SAID HOFFMAN TRACT, TO AN IRON PIN SET ON THE SOUTHWEST CORNER OF SAID HOFFMAN TRACT, AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO EDWIN E. SMITH OF RECORD IN DEED BOOK 193, PAGE 519;

THENCE NORTH 37°40'26" EAST, A DISTANCE OF 55.47 FEET WITH A WEST LINE OF SAID HOFFMAN TRACT, AND AN EAST LINE OF SAID SMITH TRACT, TO AN IRON PIN SET ON THE EAST LINE OF SAID SOUTHWEST QUARTER, AN EAST LINE OF SAID LOT 20, A NORTHEAST CORNER OF SAID HOFFMAN TRACT, A CORNER OF SAID SMITH TRACT, AND A WEST LINE OF SAID ALBAN TRACT;

THENCE SOUTH 00°31'38" WEST, A DISTANCE OF 69.59 FEET WITH THE EAST LINE OF SAID LOT 20, THE EAST LINE OF SAID HOFFMAN TRACT, THE EAST LINE OF SAID SOUTHWEST QUARTER, THE WEST LINE OF SAID ALBAN TRACT, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.027 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED AUGUST, 2016, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

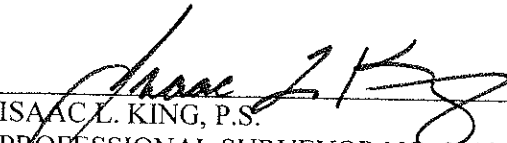
(WEST ADDITION)
(TRACT 2)
(0.027A)

REFERENCE SURVEY VOL. C
PAGE 1626 IN THE TAX MAP OFFICE

" 2016 "

ALL BEARINGS SHOWN HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83).

PRIOR DEED REFERENCE: DEED BOOK 190, PAGE 494.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 8-5-2016



Mapcheck 1: **TRACT 1**

Closure Summary

Precision, 1 part in: 209261.656'
 Error distance: 0.002'✓
 Error direction: N64° 08' 15"W
 Area: 15932.15 Sq. Ft. — 0.3657
 Square area: 15932.154
 Perimeter: 510.490'

Point of Beginning

Easting: 1796182.1817'
 Northing: 388727.8382'

Side 1: Line

Direction: N37° 40' 26"E
 Angle: [-142.3261 (d)]
 Deflection angle: [37.6739 (d)]
 Distance: 165.000'
 Easting: 1796283.0242'
 Northing: 388858.4361'

Side 2: Line

Direction: S52° 19' 34"E
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 54.520'
 Easting: 1796326.1769'
 Northing: 388825.1153'

Side 3: Line

Direction: S0° 31' 38"W
 Angle: [-127.1467 (d)]
 Deflection angle: [52.8533 (d)]
 Distance: 88.560'
 Easting: 1796325.3620'
 Northing: 388736.5590'

Side 4: Line

Direction: S37° 40' 26"W
 Angle: [-142.8533 (d)]
 Deflection angle: [37.1467 (d)]
 Distance: 94.410'
 Easting: 1796267.6618'
 Northing: 388661.8333'

Side 5: Line

Direction: N52° 19' 34"W
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 108.000'
 Easting: 1796182.1795'
 Northing: 388727.8393'

Mapcheck 2: **TRACT 2**

Closure Summary

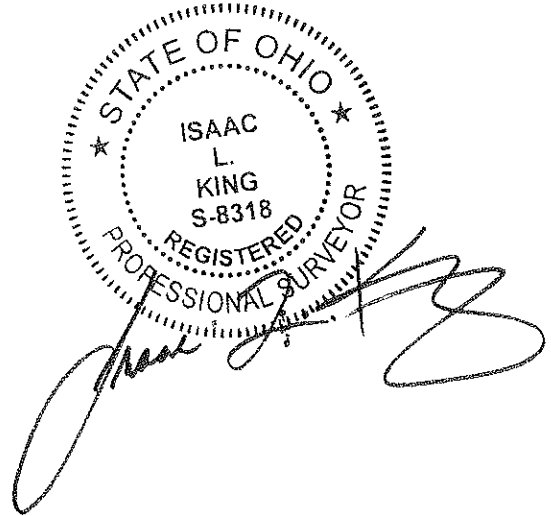
Precision, 1 part in: 67888.510'
 Error distance: 0.002'✓
 Error direction: S60° 19' 51"E
 Area: 1165.49 Sq. Ft. — 0.0267
 Square area: 1165.485
 Perimeter: 167.080'

Point of Beginning

Easting: 1796293.1083'
 Northing: 388871.4960'

Side 1: Line

Direction: N37° 40' 26"E
 Angle: [-142.3261 (d)]
 Deflection angle: [37.6739 (d)]
 Distance: 55.470'
 Easting: 1796327.0097'



TRACTS 1 & 2.txt
Northing: 388915.4006'
Side 2: Line
Direction: S0° 31' 38"W
Angle: [-37.1467 (d)]
Deflection angle: [142.8533 (d)]
Distance: 69.590'
Easting: 1796326.3694'
Northing: 388845.8135'
Side 3: Line
Direction: N52° 19' 34"W
Angle: [-52.8533 (d)]
Deflection angle: [127.1467 (d)]
Distance: 42.020'
Easting: 1796293.1104'
Northing: 388871.4947'