



ENGINEERS •  
SURVEYORS

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**LEGAL DESCRIPTION FOR THE GWINNER FAMILY TRUST  
64.804 ACRES – TRACT 1  
TOWNSHIP OF EDEN, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP 2 SOUTH, RANGE 14 EAST, TOWNSHIP OF EDEN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 12, AND BEING A 64.804 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO GWINNER FAMILY TRUST OF RECORD IN DEED BOOK 195, PAGE 955, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A MAG SPIKE SET OVER A STONE ON THE CENTERLINE OF INTERSECTIONS OF COUNTY HIGHWAY 44 (40 FEET IN WIDTH) AND COUNTY HIGHWAY 128 (40 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID QUARTER, AND THE SOUTHEAST CORNER OF A TRACT CONVEYED TO LARRY J. AND JUDY J. SECOY OF RECORD IN OFFICIAL RECORD 216, PAGE 2021;

THENCE SOUTH  $89^{\circ}13'44''$  WEST, A DISTANCE OF 1988.98 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 44, THE SOUTH LINE OF SAID QUARTER, THE SOUTH LINE OF SAID SECOY TRACT, AND A SOUTH LINE OF SAID GWINNER FAMILY TRACT, PASSING A MAG SPIKE SET AT 1519.98 FEET, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET NORTH  $00^{\circ}21'07''$  EAST, A DISTANCE OF 20.00 FEET SAID MAG SPIKE BEING AT THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $89^{\circ}13'44''$  WEST, A DISTANCE OF 653.51 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 44, THE SOUTH LINE OF SAID QUARTER, AND THE SOUTH LINE OF SAID GWINNER FAMILY TRACT, TO A SURVEY NAIL FOUND OVER A STONE AND MONUMENT BOX AT THE SOUTHWEST CORNER OF SAID QUARTER, THE SOUTHWEST CORNER OF SAID GWINNER FAMILY TRACT, AND THE SOUTHEAST CORNER OF A TRACT CONVEYED TO GWEN L. AND DAVID P. KUENZLI OF RECORD IN DEED BOOK 207, PAGE 773;

THENCE NORTH  $00^{\circ}20'48''$  EAST, A DISTANCE OF 2643.53 FEET WITH THE NORTH – SOUTH HALF SECTION LINE, THE WEST LINE OF SAID GWINNER FAMILY TRACT, AND THE EAST LINE OF SAID KUENZLI TRACT, PASSING AN IRON PIN SET AT 20.00 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY 144, TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID QUARTER, THE NORTHWEST CORNER OF SAID GWINNER FAMILY TRACT, THE NORTHEAST CORNER OF SAID KUENZLI TRACT, AND THE SOUTH LINE OF A TRACT

(TRACT 1)  
(64.804 A)

"2017"

REFERENCE SURVEY VOL. C  
PAGE 1662 IN THE TAX MAP OFFICE

CONVEYED TO TIFFANY J. DERR TRUSTEE & ETAL OF RECORD IN OFFICIAL RECORD 208, PAGE 1965;

THENCE NORTH 89°15'28" EAST, A DISTANCE OF 1122.75 FEET WITH THE EAST - WEST HALF SECTION LINE, THE NORTH LINE OF SAID GWINNER FAMILY TRACT, THE SOUTH LINE OF SAID DERR TRACT, AND THE SOUTH LINE OF A TRACT CONVEYED TO REBECCA JANE TREASE OF RECORD IN OFFICIAL RECORD 241, PAGE 2273, 2277, TO AN IRON PIN SET AT A NORTHEAST CORNER OF SAID GWINNER FAMILY TRACT AND THE NORTHWEST CORNER OF SAID SECOY TRACT;

THENCE SOUTH 00°21'07" WEST, A DISTANCE OF 2335.9 FEET WITH THE EAST LINE OF SAID GWINNER FAMILY TRACT AND THE WEST LINE OF SAID SECOY TRACT, PASSING IRON PINS SET AT 691.73 FEET AND 999.49 FEET, TO AN IRON PIN SET;

THENCE SOUTH 89°13'44" WEST, A DISTANCE OF 469.00 FEET OVER AND ACROSS SAID GWINNER FAMILY TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

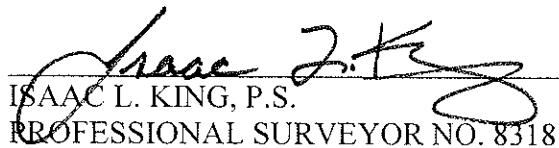
THENCE SOUTH 00°21'07" WEST, A DISTANCE OF 307.00 FEET OVER AND ACROSS SAID GWINNER TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 287.00 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY 44, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 64.804 ACRES OF LAND, MORE OR LESS, OF WHICH 0.300 ACRES ARE IN THE RIGHT-OF-WAY.

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 JULY, 2017, 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).

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: DEED BOOK 195, PAGE 955.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 7-24-2017

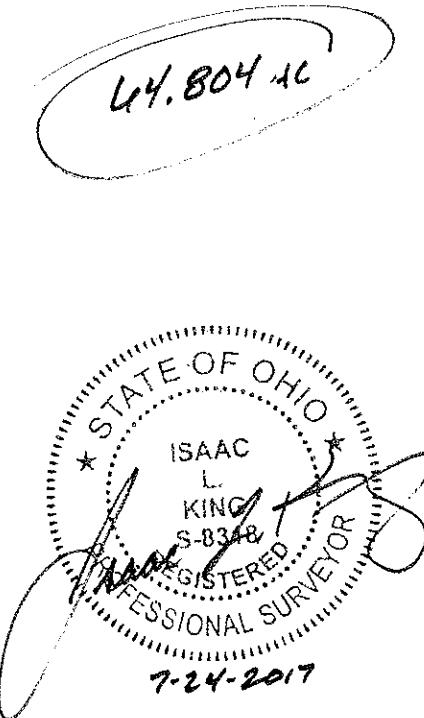


2017-080 TRACT 2.txt

Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 1002627.978'  
 Error distance: 0.008'  
 Error direction: S79° 41' 29"E  
 Area: 2822893.15 Sq. Ft.  
 Square area: 2822893.147  
 Perimeter: 7531.760'  
 Point of Beginning  
 Easting: 1775924.0201'  
 Northing: 441655.1568'  
 Side 1: Line  
 Direction: S89° 13' 44"W  
 Angle: [89.2289 (d)]  
 Deflection angle: [-90.7711 (d)]  
 Distance: 653.510'  
 Easting: 1775270.5693'  
 Northing: 441646.3618'  
 Side 2: Line  
 Direction: N0° 20' 48"E  
 Angle: [-88.8822 (d)]  
 Deflection angle: [91.1178 (d)]  
 Distance: 2643.530'  
 Easting: 1775286.5638'  
 Northing: 444289.8434'  
 Side 3: Line  
 Direction: N89° 15' 28"E  
 Angle: [-91.0889 (d)]  
 Deflection angle: [88.9111 (d)]  
 Distance: 1122.750'  
 Easting: 1776409.2196'  
 Northing: 444304.3874'  
 Side 4: Line  
 Direction: S0° 21' 07"W  
 Angle: [-88.9058 (d)]  
 Deflection angle: [91.0942 (d)]  
 Distance: 2335.970'  
 Easting: 1776394.8708'  
 Northing: 441968.4614'  
 Side 5: Line  
 Direction: S89° 13' 44"W  
 Angle: [-91.1231 (d)]  
 Deflection angle: [88.8769 (d)]  
 Distance: 469.000'  
 Easting: 1775925.9133'  
 Northing: 441962.1496'  
 Side 6: Line  
 Direction: S0° 21' 07"W  
 Angle: [91.1231 (d)]  
 Deflection angle: [-88.8769 (d)]  
 Distance: 307.000'  
 Easting: 1775924.0275'  
 Northing: 441655.1554'



Mapcheck 2: TRACT 2

Closure Summary

Precision, 1 part in: 1552000000.000'  
 Error distance: 0.000'

REFERENCE SURVEY VOL. C  
 PAGE 1662 IN THE TAX MAP OFFICE

2017-080 TRACT 2.txt  
 Error direction:  
 Area:  
 Square area:  
 Perimeter:  
 Point of Beginning  
 Easting: 1776392.9776'  
 Northing: 441661.4685'  
 Side 1: Line  
 Direction: N89° 13' 44"W  
 Angle: [89.2289 (d)]  
 Deflection angle: [-90.7711 (d)]  
 Distance: 469.000'  
 Easting: 1775924.0201'  
 Northing: 441655.1566'  
 Side 2: Line  
 Direction: N0° 21' 07"E  
 Angle: [-88.8769 (d)]  
 Deflection angle: [91.1231 (d)]  
 Distance: 307.000'  
 Easting: 1775925.9059'  
 Northing: 441962.1508'  
 Side 3: Line  
 Direction: N89° 13' 44"E  
 Angle: [-91.1231 (d)]  
 Deflection angle: [88.8769 (d)]  
 Distance: 469.000'  
 Easting: 1776394.8634'  
 Northing: 441968.4627'  
 Side 4: Line  
 Direction: S0° 21' 07"W  
 Angle: [-88.8769 (d)]  
 Deflection angle: [91.1231 (d)]  
 Distance: 307.000'  
 Easting: 1776392.9776'  
 Northing: 441661.4685'



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**LEGAL DESCRIPTION FOR THE GWINNER FAMILY TRUST  
3.305 ACRES – TRACT 2  
TOWNSHIP OF EDEN, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP 2 SOUTH, RANGE 14 EAST, TOWNSHIP OF EDEN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 12, AND BEING A 3.305 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO GWINNER FAMILY TRUST OF RECORD IN DEED BOOK 195, PAGE 955, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A MAG SPIKE SET OVER A STONE ON THE CENTERLINE OF INTERSECTIONS OF COUNTY HIGHWAY 44 (40 FEET IN WIDTH) AND COUNTY HIGHWAY 128 (40 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID QUARTER, AND THE SOUTHEAST CORNER OF A TRACT CONVEYED TO LARRY J. AND JUDY J. SECOY OF RECORD IN OFFICIAL RECORD 216, PAGE 2021;

THENCE SOUTH  $89^{\circ}13'44''$  WEST, A DISTANCE OF 1519.98 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 44, THE SOUTH LINE OF SAID QUARTER, AND THE SOUTH LINE OF SAID SECOY TRACT, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET NORTH  $00^{\circ}21'07''$  EAST, A DISTANCE OF 20.00 FEET, SAID MAG SPIKE BEING THE SOUTHEAST CORNER OF SAID GWINNER FAMILY TRACT AND THE SOUTHWEST CORNER OF SAID SECOY TRACT, AND ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $89^{\circ}13'44''$  WEST, A DISTANCE OF 469.00 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 44, THE SOUTH LINE OF SAID QUARTER, AND THE SOUTH LINE OF SAID GWINNER FAMILY TRACT, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET NORTH  $00^{\circ}21'07''$  EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH  $00^{\circ}21'07''$  EAST, A DISTANCE OF 307.00 FEET OVER AND ACROSS SAID GWINNER FAMILY TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 20.00 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY 44, TO AN IRON PIN SET;

THENCE NORTH  $89^{\circ}13'44''$  EAST, A DISTANCE OF 469.00 FEET OVER AND ACROSS SAID GWINNER FAMILY TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE

EAST LINE OF SAID GWINNER FAMILY TRACT AND THE WEST LINE OF SAID SECOY TRACT;

THENCE SOUTH 00°21'07" WEST, A DISTANCE OF 307.00 FEET WITH THE EAST LINE OF SAID GWINNER FAMILY TRACT AND THE WEST LINE OF SAID SECOY TRACT, PASSING AN IRON PIN SET AT 287.00 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY 44, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 3.305 ACRES OF LAND, MORE OR LESS, OF WHICH 0.215 ACRES ARE IN THE RIGHT-OF-WAY.

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 JULY, 2017, 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).

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PRIOR DEED REFERENCE: DEED BOOK 195, PAGE 955.

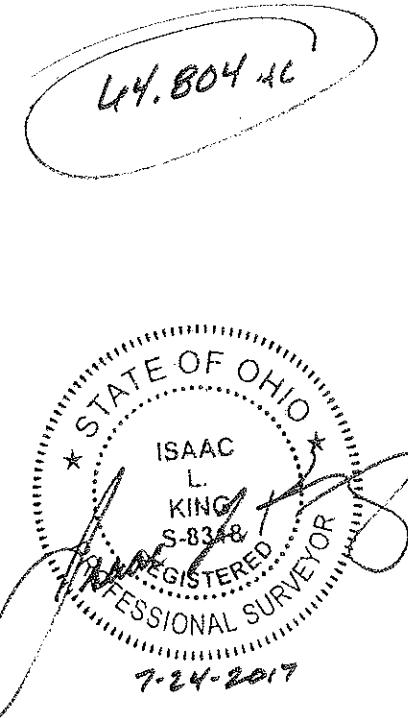
  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 7-24-2017



## Mapcheck 1: TRACT 1

## Closure Summary

Precision, 1 part in: 1002627.978'  
 Error distance: 0.008'  
 Error direction: S79° 41' 29"E  
 Area: 2822893.15 Sq. Ft.  
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 Perimeter: 7531.760'  
 Point of Beginning  
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 Northing: 441655.1568'  
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 Direction: S89° 13' 44"W  
 Angle: [-89.2289 (d)]  
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 Distance: 653.510'  
 Easting: 1775270.5693'  
 Northing: 441646.3618'  
 Side 2: Line  
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 Deflection angle: [-88.8769 (d)]  
 Distance: 307.000'  
 Easting: 1775924.0275'  
 Northing: 441655.1554'



## Mapcheck 2: TRACT 2

## Closure Summary

Precision, 1 part in: 1552000000.000'  
 Error distance: 0.000'

REFERENCE SURVEY VOL. C  
 PAGE 1662 IN THE TAX MAP OFFICE

2017-080 TRACT 2.txt

Error direction: N0° 00' 00"E  
 Area: 143955.34 Sq. Ft.  
 Square area: 143955.342  
 Perimeter: 1552.000'  
 Point of Beginning  
 Easting: 1776392.9776'  
 Northing: 441661.4685'  
 Side 1: Line  
 Direction: S89° 13' 44"W  
 Angle: [89.2289 (d)]  
 Deflection angle: [-90.7711 (d)]  
 Distance: 469.000'  
 Easting: 1775924.0201'  
 Northing: 441655.1566'  
 Side 2: Line  
 Direction: N0° 21' 07"E  
 Angle: [-88.8769 (d)]  
 Deflection angle: [91.1231 (d)]  
 Distance: 307.000'  
 Easting: 1775925.9059'  
 Northing: 441962.1508'  
 Side 3: Line  
 Direction: N89° 13' 44"E  
 Angle: [-91.1231 (d)]  
 Deflection angle: [88.8769 (d)]  
 Distance: 469.000'  
 Easting: 1776394.8634'  
 Northing: 441968.4627'  
 Side 4: Line  
 Direction: S0° 21' 07"W  
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 Deflection angle: [91.1231 (d)]  
 Distance: 307.000'  
 Easting: 1776392.9776'  
 Northing: 441661.4685'

3.305 ac.



REFERENCE SURVEY VOL. C  
 PAGE 1662 IN THE TAX MAP OFFICE

"2017"