



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR RICHARD WALTON
121.041 ACRES
TOWNSHIP OF EDEN, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP 2 SOUTH, RANGE 15 EAST, TOWNSHIP OF EDEN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 15, AND BEING A 121.041 ACRE TRACT CONVEYED TO RICHARD L. AND MAY LOUISE WALTON TRUSTEES, OF RECORD IN OFFICIAL RECORD 37, PAGE 887, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A RAILROAD SPIKE FOUND ON THE CENTERLINE INTERSECTION OF COUNTY HIGHWAY 44 (40 FEET IN WIDTH) AND TOWNSHIP HIGHWAY 10 (66 FEET IN WIDTH), THE NORTHEAST CORNER OF SAID QUARTER, AND A NORTHEAST CORNER OF SAID WALTON TRACT, SAID RAILROAD SPIKE BEING REFERENCED BY AN IRON PIN SET SOUTH 58°31'50" WEST, A DISTANCE OF 38.56 FEET;

THENCE SOUTH 00°18'29" EAST, A DISTANCE OF 2650.07 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 10, THE EAST LINE OF SAID QUARTER, THE EAST LINE OF SAID WALTON TRACT, TO A SURVEY NAIL FOUND OVER A STONE MONUMENT BOX AT THE SOUTHEAST CORNER OF SAID QUARTER, THE SOUTHEAST CORNER OF SAID WALTON TRACT AND THE NORTHEAST CORNER OF A TRACT CONVEYED TO THOMAS E. DAIBLER OF RECORD IN DEED BOOK 214, PAGE 309, SAID SURVEY NAIL FOUND BEING REFERENCED BY AN IRON PIN SET SOUTH 89°52'19" WEST, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 89°52'19" WEST, A DISTANCE OF 1992.66 FEET WITH THE EAST - WEST HALF SECTION LINE, THE SOUTH LINE OF SAID WALTON TRACT, THE NORTH LINE OF SAID DAIBLER TRACT, AND THE NORTH LINE OF A TRACT CONVEYED TO RICHARD A. SCHAUWEKER, ETAL OF RECORD IN DEED BOOK 184, PAGE 14, TO AN IRON PIN FOUND AT A SOUTHWEST CORNER OF SAID WALTON TRACT AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO DAVID C. AND PHYLLIS C. KIEFFER JTS, OF RECORD IN OFFICIAL RECORD 55, PAGE 559;

THENCE NORTH 00°14'00" WEST, A DISTANCE OF 2646.52 FEET WITH THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID QUARTER, THE WEST LINE OF SAID WALTON TRACT AND THE EAST LINE OF SAID KIEFFER TRACT, PASSING

AN IRON PIN AT 2626.52 FEET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY 44, TO A SURVEY NAIL FOUND ON THE CENTERLINE OF SAID COUNTY HIGHWAY 44, THE NORTH LINE OF SAID QUARTER, A NORTHWEST CORNER OF SAID WALTON TRACT, AND A NORTHEAST CORNER OF SAID KIEFFER TRACT, SAID SURVEY NAIL FOUND BEING REFERENCED BY SAID IRON PIN FOUND SOUTH $00^{\circ}14'00''$ EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH $89^{\circ}46'12''$ EAST, A DISTANCE OF 1989.20 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 44, THE NORTH LINE OF SAID QUARTER, AND THE NORTH LINE OF SAID WALTON TRACT, TO THE RAILROAD SPIKE FOUND AT THE POINT OF BEGINNING, CONTAINING 121.041 ACRES OF LAND, MORE OR LESS, OF WHICH 2.906 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 NOVEMBER, 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: OFFICIAL RECORD 37, PAGE 887


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 11-17-2017



Mapcheck 1: BOUNDARY

Closure Summary

Precision, 1 part in: 4320638.647'
 Error distance: 0.002'
 Error direction: S14° 44' 32"W
 Area: 5272558.67 Sq. Ft.
 Square area: 5272558.672 121.041 ACRES
 Perimeter: 9278.450'
Point of Beginning
 Easting: 1799113.9950'
 Northing: 441682.0240'
Side 1: Line
 Direction: S0° 18' 29"E
 Angle: [-0.3081 (d)]
 Deflection angle: [179.6919 (d)]
 Distance: 2650.070'
 Easting: 1799128.2433'
 Northing: 439031.9923'
Side 2: Line
 Direction: S89° 52' 19"W
 Angle: [-89.8200 (d)]
 Deflection angle: [90.1800 (d)]
 Distance: 1992.660'
 Easting: 1797135.5882'
 Northing: 439027.5387'
Side 3: Line
 Direction: N0° 14' 00"W
 Angle: [-90.1053 (d)]
 Deflection angle: [89.8947 (d)]
 Distance: 2646.520'
 Easting: 1797124.8105'
 Northing: 441674.0368'
Side 4: Line
 Direction: N89° 46' 12"E
 Angle: [-89.9967 (d)]
 Deflection angle: [90.0033 (d)]
 Distance: 1989.200'
 Easting: 1799113.9945'
 Northing: 441682.0219'

