



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR JOSH FREY
11.102 ACRES
TOWNSHIP OF SALEM, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP 2 SOUTH, RANGE 13 EAST, TOWNSHIP OF SALEM, BEING PART OF THE NORTHEAST QUARTER OF SECTION 16, AND BEING A 11.102 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO FREDERICK D. AND CAROL SUE FREY TRUSTEES OF RECORD IN OFFICIAL RECORD 199, PAGE 1458, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A SURVEY NAIL FOUND OVER A STONE AT THE CENTERLINE INTERSECTION OF TOWNSHIP HIGHWAY 103 (45 FEET IN WIDTH) AND TOWNSHIP HIGHWAY 44 (40 FEET IN WIDTH), THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, AND A NORTHEAST CORNER OF A TRACT CONVEYED TO VERNON F. KOEHLER, TRUSTEE OF RECORD IN OFFICIAL RECORD 232, PAGE 368 AND OFFICIAL RECORD 232, PAGE 376;

THENCE SOUTH 00°22'41" WEST, A DISTANCE OF 1322.86 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 103, THE EAST LINE OF SAID NORTHEAST QUARTER, THE EAST LINE OF SAID KOEHLER TRACT, TO A MAG SPIKE SET AT THE SOUTHEAST CORNER OF SAID KOEHLER TRACT AND THE NORTHEAST CORNER OF SAID FREY TRACT, SAID MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH 89°50'40" WEST, A DISTANCE OF 22.50 FEET, SAID MAG SPIKE SET ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°22'41" WEST, A DISTANCE OF 520.00 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 103, THE EAST LINE OF SAID NORTHEAST QUARTER, AND THE EAST LINE OF SAID FREY TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH 89°50'40" WEST, A DISTANCE OF 22.50 FEET;

THENCE NORTH 89°50'40" WEST, A DISTANCE OF 930.00 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 22.50 FEET ON THE WEST RIGHT-OF-WAY LINE OF SAID TOWNSHIP HIGHWAY 103 AND AN IRON PIN SET AT 926.00 FEET, TO A TREE STUMP BEING REFERENCED BY AN IRON PIN SET SOUTH 89°50'40" EAST, A DISTANCE OF 4.00 FEET;

REFERENCE SURVEY VOL. C

PAGE 1751 IN THE TAX MAP OFFICE

"2019"

THENCE NORTH 00°22'41" EAST, A DISTANCE OF 520.00 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 4.00 FEET, TO AN IRON PIN SET ON THE NORTH LINE OF SAID FREY TRACT AND A SOUTH LINE OF A TRACT CONVEYED TO GALEN ROSS OF RECORD IN OFFICIAL RECORD 149, PAGE 928;

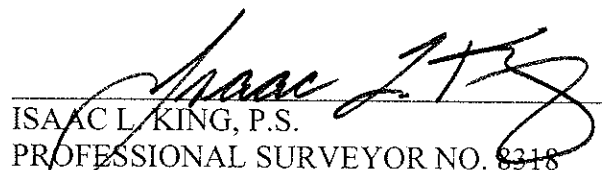
THENCE SOUTH 89°50'40" EAST, A DISTANCE OF 930.00 FEET WITH THE NORTH LINE OF SAID FREY TRACT, THE SOUTH LINE OF SAID ROSS TRACT, AND THE SOUTH LINE OF SAID KOEHLER TRACT, PASSING AN IRON PIN SET AT 907.5 FEET ON THE WEST RIGHT-OF-WAY LINE OF SAID TOWNSHIP HIGHWAY 103, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 11.102 ACRES OF LAND, MORE OR LESS, OF WHICH 0.269 ACRES ARE IN THE RIGHT-OF-WAY.

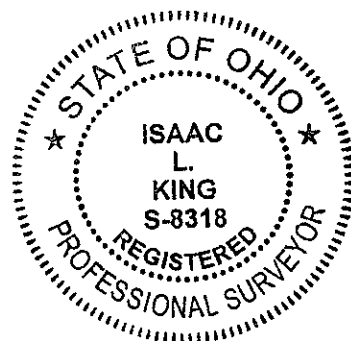
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED DECEMBER, 2019, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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 199, PAGE 1458


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 12-3-2019



Mapcheck 1: boundary

Closure Summary

Precision, 1 part in: 2900000000.000'
 Error distance: 0.000'
 Error direction: N0° 00' 00"E
 Area: 483596.35 Sq. Ft. 11.102 acres
 Square area: 483596.354
 Perimeter: 2900.000'

Point of Beginning

Easting: 1730171.5415'
 Northing: 440374.6725'

Side 1: Line

Direction: S0° 22' 41"W
 Angle: [0.3781 (d)]
 Deflection angle: [-179.6219 (d)]
 Distance: 520.000'
 Easting: 1730168.1104'
 Northing: 439854.6838'

Side 2: Line

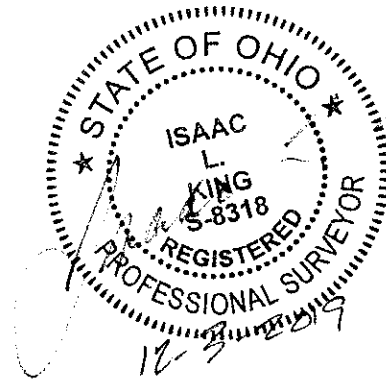
Direction: N89° 50' 40"W
 Angle: [-90.2225 (d)]
 Deflection angle: [89.7775 (d)]
 Distance: 930.000'
 Easting: 1729238.1138'
 Northing: 439857.2087'

Side 3: Line

Direction: N0° 22' 41"E
 Angle: [-89.7775 (d)]
 Deflection angle: [90.2225 (d)]
 Distance: 520.000'
 Easting: 1729241.5449'
 Northing: 440377.1974'

Side 4: Line

Direction: S89° 50' 40"E
 Angle: [-90.2225 (d)]
 Deflection angle: [89.7775 (d)]
 Distance: 930.000'
 Easting: 1730171.5415'
 Northing: 440374.6725'

REFERENCE SURVEY VOL. CPAGE 1751 IN THE TAX MAP OFFICE

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