



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR MARK ADELSPERGER
1.156 ACRES – TRACT 1
TOWNSHIP OF TYMOCHTEE, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP 1 SOUTH, RANGE 14 EAST, TOWNSHIP OF TYMOCHTEE, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, AND BEING A 1.156 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO WILLIAM W. OSBORN OF RECORD IN DEED BOOK 215, PAGE 709, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT AN IRON PIN FOUND AT THE CENTERLINE OF STATE ROUTE 103 (60 FEET IN WIDTH) THE NORTHEAST CORNER OF SECTION 23 AND THE NORTHWEST CORNER OF SECTION 24;

THENCE SOUTH 00°00'20" WEST, A DISTANCE OF 2639.97 FEET WITH THE EAST LINE OF SECTION 23, THE WEST LINE OF SECTION 24, AND OVER AND ACROSS SAID OSBORN TRACT, TO AN IRON PIN SET AT THE EAST QUARTER POST OF SECTION 23, THE WEST QUARTER POST OF SECTION 24, AND ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 89°39'51" EAST, A DISTANCE OF 492.57 FEET WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, AND OVER AND ACROSS SAID OSBORN TRACT, TO AN IRON PIN SET;

THENCE SOUTH 00°09'08" EAST, A DISTANCE OF 93.57 FEET OVER AND ACROSS SAID OSBORN TRACT, WITH A NEW LINE, TO AN IRON PIPE FOUND AT A CORNER OF SAID OSBORN TRACT AND A NORTHEAST CORNER OF A TRACT CONVEYED TO MARK E. AND BONNIE L. ADELSPERGER OF RECORD IN OFFICIAL RECORD 76, PAGE 375;

THENCE SOUTH 89°48'39" WEST, A DISTANCE OF 542.54 FEET WITH A SOUTH LINE OF SAID OSBORN TRACT AND A NORTH LINE OF SAID ADELSPERGER TRACT, PASSING AN IRON PIPE FOUND AT 506.16 FEET, TO AN IRON PIN SET AT SOUTHWEST CORNER OF SAID OSBORN TRACT AND A SOUTHEAST LINE OF A TRACT CONVEYED TO DANNER HOLDINGS, LLC. OF RECORD IN OFFICIAL RECORD 220, PAGE 214;

(TRACT 1)
(1.156 A)

REFERENCE SURVEY VOL. C
PAGE 1755 IN THE TAX MAP OFFICE
"2020"

THENCE NORTH 00°00'20" EAST, A DISTANCE OF 92.02 FEET WITH THE WEST LINE OF SAID OSBORN TRACT AND AN EAST LINE OF SAID DANNER HOLDINGS TRACT, TO AN IRON PIN SET ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23;

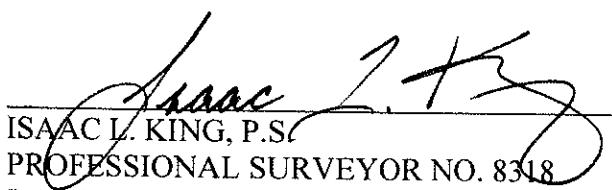
THENCE NORTH 89°29'02" EAST, A DISTANCE OF 49.71 FEET WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, AND OVER AND ACROSS SAID OSBORN TRACT, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 1.156 ACRES OF LAND, MORE OR LESS, OF WHICH 0.105 ACRES ARE IN SECTION 23 AND 1.051 ACRES ARE IN SECTION 24.

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 JANUARY, 2020, 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 76, PAGE 375


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 1-20-2020



Mapcheck 1: ~~tract 1~~

Closure Summary

Precision, 1 part in: 108898.025'
Error distance: 0.012'
Error direction: S59° 02' 29"W
Area: 50372.83 Sq. Ft.
Square area: 50372.832
Perimeter: 1270.410'

1.156 acres

Point of Beginning

Easting: 1772781.3870'
Northing: 465509.5730'

Side 1: Line

Direction: N89° 39' 51"E
Angle: [-90.3358 (d)]
Deflection angle: [89.6642 (d)]
Distance: 492.570'
Easting: 1773273.9485'
Northing: 465512.4601'

Side 2: Line

Direction: S0° 09' 08"E
Angle: [-89.8164 (d)]
Deflection angle: [90.1836 (d)]
Distance: 93.570'
Easting: 1773274.1971'
Northing: 465418.8905'

Side 3: Line

Direction: S89° 48' 39"W
Angle: [-90.0369 (d)]
Deflection angle: [89.9631 (d)]
Distance: 542.540'
Easting: 1772731.6601'
Northing: 465417.0992'

Side 4: Line

Direction: N0° 00' 20"E
Angle: [-89.8053 (d)]
Deflection angle: [90.1947 (d)]
Distance: 92.020'
Easting: 1772731.6690'
Northing: 465509.1192'

Side 5: Line

Direction: N89° 29' 02"E
Angle: [-90.5217 (d)]
Deflection angle: [89.4783 (d)]
Distance: 49.710'
Easting: 1772781.3770'
Northing: 465509.5670'



Mapcheck 2: ~~tract 2~~

REFERENCE SURVEY VOL. C

PAGE 1755 IN THE TAX MAP OFFICE

"2020"

Closure Summary

Precision, 1 part in:	153132.002'	
Error distance:	0.005'	
Error direction:	S31° 04' 23"W	
Area:	9352.56 Sq. Ft.	0.215 acres
Square area:	9352.562	
Perimeter:	817.500'	
Point of Beginning		
Easting:	1772732.4943'	
Northing:	464992.8916'	
Side 1: Line		
Direction:	N85° 47' 37"W	
Angle:	[94.2064 (d)]	
Deflection angle:	[-85.7936 (d)]	
Distance:	14.320'	
Easting:	1772718.2129'	
Northing:	464993.9420'	
Side 2: Line		
Direction:	N1° 49' 22"E	
Angle:	[-92.3836 (d)]	
Deflection angle:	[87.6164 (d)]	
Distance:	383.050'	
Easting:	1772730.3970'	
Northing:	465376.7981'	
Side 3: Line		
Direction:	N89° 19' 08"E	
Angle:	[-92.5039 (d)]	
Deflection angle:	[87.4961 (d)]	
Distance:	34.450'	
Easting:	1772764.8446'	
Northing:	465377.2077'	
Side 4: Line		
Direction:	S4° 48' 43"W	
Angle:	[-84.5069 (d)]	
Deflection angle:	[95.4931 (d)]	
Distance:	385.680'	
Easting:	1772732.4916'	
Northing:	464992.8870'	



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**LEGAL DESCRIPTION FOR MARK ADELSPERGER
0.215 ACRES – TRACT 2
TOWNSHIP OF TYMOCHTEE, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP 1 SOUTH, RANGE 14 EAST, TOWNSHIP OF TYMOCHTEE, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 23, AND BEING A 0.215 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO WILLIAM W. OSBORN OF RECORD IN DEED BOOK 215, PAGE 709, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT AN IRON PIN FOUND AT THE CENTERLINE OF STATE ROUTE 103 (60 FEET IN WIDTH), THE NORTHEAST CORNER OF SECTION 23, AND THE NORTHWEST CORNER OF SECTION 24;

THENCE SOUTH $00^{\circ}00'20''$ WEST, A DISTANCE OF 2639.97 FEET WITH THE EAST LINE OF SECTION 23, THE WEST LINE OF SECTION 24, AND OVER AND ACROSS ANOTHER TRACT CONVEYED TO WILLIAM W. OSBORN OF RECORD IN DEED BOOK 215, PAGE 709, TO AN IRON PIN SET AT THE EAST QUARTER POST OF SECTION 23, AND THE WEST QUARTER POST OF SECTION 24;

THENCE NORTH $89^{\circ}39'51''$ EAST, A DISTANCE OF 492.57 FEET WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, AND OVER AND ACROSS SAID OSBORN TRACT, TO AN IRON PIN SET;

THENCE SOUTH $00^{\circ}09'08''$ EAST, A DISTANCE OF 93.57 FEET OVER AND ACROSS SAID OSBORN TRACT, WITH A NEW LINE, TO AN IRON PIPE FOUND AT A CORNER OF SAID OSBORN TRACT AND A NORTHEAST CORNER OF A TRACT CONVEYED TO MARK E. AND BONNIE L. ADELSPERGER OF RECORD IN OFFICIAL RECORD 76, PAGE 375;

THENCE SOUTH $47^{\circ}06'16''$ WEST, A DISTANCE OF 635.91 FEET WITH A WEST LINE OF SAID OSBORN TRACT AND AN EAST LINE OF SAID ADELSPERGER TRACT, TO A POINT BEING A SOUTHEAST CORNER OF SAID ADELSPERGER TRACT, REFERENCED BY AN IRON PIN SET NORTH $84^{\circ}50'53''$ WEST, A DISTANCE OF 76.15 FEET;

THENCE NORTH $84^{\circ}50'53''$ WEST, A DISTANCE OF 76.15 FEET WITH A NORTH LINE OF SAID OSBORN TRACT AND A SOUTH LINE OF SAID ADELSPERGER TRACT, TO

(TRACT 2)
(0.215 A)

REFERENCE SURVEY VOL. C
PAGE 1755 IN THE TAX MAP OFFICE
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AN IRON PIN SET AT A NORTHEAST CORNER OF SAID OSBORN TRACT AND A SOUTHWEST CORNER OF SAID ADELSPERGER TRACT, AND ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH $85^{\circ}47'37''$ WEST, A DISTANCE OF 14.32 FEET OVER AND ACROSS SAID OSBORN TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH $01^{\circ}49'22''$ EAST, A DISTANCE OF 383.05 FEET OVER AND ACROSS SAID OSBORN TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE NORTH LINE OF SAID OSBORN TRACT AND A SOUTH LINE OF SAID ADELSPERGER TRACT;

THENCE NORTH $89^{\circ}19'08''$ EAST, A DISTANCE OF 34.45 FEET WITH A NORTH LINE OF SAID OSBORN TRACT, AND A SOUTH LINE OF SAID ADELSPERGER TRACT, TO AN IRON PIPE FOUND AT A NORTHEAST CORNER OF SAID OSBORN TRACT AND A CORNER OF SAID ADELSPERGER TRACT;

THENCE SOUTH $04^{\circ}48'43''$ WEST, A DISTANCE OF 385.68 FEET WITH AN EAST LINE OF SAID OSBORN TRACT AND A WEST LINE OF SAID ADELSPERGER TRACT, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.215 ACRES OF LAND, MORE OR LESS.

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ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
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 Deflection angle: [90.1836 (d)]
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 Northing: 465418.8905'

Side 3: Line

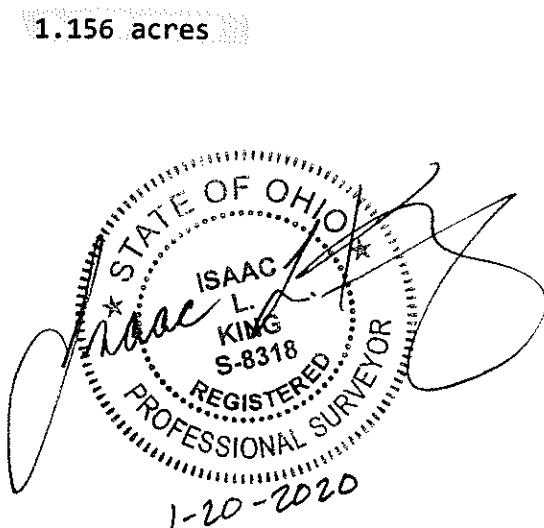
Direction: S89° 48' 39"W
 Angle: [-90.0369 (d)]
 Deflection angle: [89.9631 (d)]
 Distance: 542.540'
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 Northing: 465417.0992'

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Direction: N89° 29' 02"E
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 Deflection angle: [89.4783 (d)]
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Mapcheck 2: tract 2

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