



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR CHUCK RIFE
0.398 ACRE – TRACT 1
TOWNSHIP OF RICHLAND, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF RICHLAND, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 12 EAST, BEING A 0.398 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO CAROL A. AND JAN BELL, L.E., ETAL OF RECORD IN OFFICIAL RECORD 121, PAGE 825 RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A RAILROAD SPIKE FOUND OVER A MONUMENT BOX AT THE CENTERLINE INTERSECTION OF STATE ROUTE 293 (40 FEET IN WIDTH) AND TOWNSHIP HIGHWAY 49 (50 FEET IN WIDTH), THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, AND THE SOUTHEAST CORNER OF SAID BELL TRACT;

THENCE NORTH 89°43'41" WEST, A DISTANCE OF 1143.62 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, THE SOUTH LINE OF SAID BELL TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH 00°16'24" EAST, A DISTANCE OF 25.00 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°43'41" WEST, A DISTANCE OF 128.86 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, THE SOUTH LINE OF SAID BELL TRACT, TO A MAG SPIKE SET OVER THE CENTERLINE OF THE POTATO RUN DITCH AND REFERENCED BY AN IRON PIN SET NORTH 33°49'46" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 30°36'30" WEST, A DISTANCE OF 103.47 FEET, WITH THE CENTERLINE OF SAID POTATO RUN DITCH AND OVER AND ACROSS SAID BELL TRACT, WITH A NEW LINE, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 83°30'25" EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 43°10'23" WEST, A DISTANCE OF 43.09 FEET, WITH THE CENTERLINE OF SAID POTATO RUN DITCH, OVER AND ACROSS SAID BELL TRACT, WITH A NEW LINE, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 00°50'34" EAST, A DISTANCE OF 79.20 FEET, SAID POINT BEING ON THE WEST LINE OF SAID BELL TRACT AND THE

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PAGE 1810 IN THE TAX MAP OFFICE

Tract 1 (0.398A) "2021"

EAST LINE OF A TRACT CONVEYED TO ROBERT C. RIFE TRUSTEE OF RECORD IN DEED BOOK 197, PAGE 402;

THENCE NORTH 0°50'34" EAST, A DISTANCE OF 79.20 FEET WITH THE WEST LINE OF SAID BELL TRACT AND THE EAST LINE OF SAID RIFE TRACT, TO AN IRON PIN SET;

THENCE SOUTH 47°38'21" EAST, A DISTANCE OF 230.18 FEET OVER AND ACROSS SAID BELL TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 89°43'41" EAST, A DISTANCE OF 40.00 FEET OVER AND ACROSS SAID BELL TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 0°16'24" WEST, A DISTANCE OF 45.00 FEET OVER AND ACROSS SAID BELL TRACT, PASSING AN IRON PIN SET AT 20.00 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 0.398 ACRE OF LAND, MORE OR LESS.

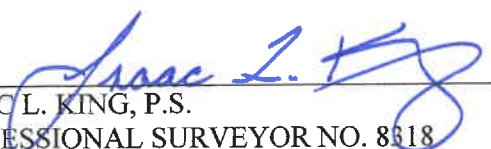
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED JUNE 2021, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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

THIS PARCEL IS NOT INTENDED TO BE A STAND ALONE BUILDING PARCEL AND CAN ONLY BE TRANSFERRED TO AN ADJOINING OWNER ONLY.

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 121 PAGE 825.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 6-23-2021



Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 70591.880'
Error distance: 0.009'
Error direction: S74° 24' 52"E
Area: 17336.87 Sq. Ft. 0.398 ACRES
Square area: 17336.867
Perimeter: 669.800'

Point of Beginning

Easting: 1702450.3361'
Northing: 431505.3991'

Side 1: Line

Direction: N89° 43' 41"W
Angle: [90.2719 (d)]
Deflection angle: [-89.7281 (d)]
Distance: 128.860'
Easting: 1702321.4775'
Northing: 431506.0107'

Side 2: Line

Direction: N30° 36' 30"W
Angle: [-120.8803 (d)]
Deflection angle: [59.1197 (d)]
Distance: 103.470'
Easting: 1702268.7940'
Northing: 431595.0640'

Side 3: Line

Direction: N43° 10' 23"W
Angle: [167.4353 (d)]
Deflection angle: [-12.5647 (d)]
Distance: 43.090'
Easting: 1702239.3117'
Northing: 431626.4891'

Side 4: Line

Direction: N0° 50' 34"E
Angle: [-135.9842 (d)]
Deflection angle: [44.0158 (d)]
Distance: 79.200'
Easting: 1702240.4766'
Northing: 431705.6806'

Side 5: Line

Direction: S47° 38' 21"E
Angle: [-48.4819 (d)]
Deflection angle: [131.5181 (d)]
Distance: 230.180'
Easting: 1702410.5603'
Northing: 431550.5859'

Side 6: Line

Direction: S89° 43' 41"E
Angle: [137.9111 (d)]
Deflection angle: [-42.0889 (d)]



REFERENCE SURVEY VOL. C

PAGE 1810 IN THE TAX MAP OFFICE

"2021"

Distance: 40.000'
Easting: 1702450.5599'
Northing: 431550.3960'
Side 7: Line
Direction: S0° 16' 24"W
Angle: [-89.9986 (d)]
Deflection angle: [90.0014 (d)]
Distance: 45.000'
Easting: 1702450.3452'
Northing: 431505.3965'



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**LEGAL DESCRIPTION FOR CHUCK RIFE
13.466 ACRES – TRACT 3
TOWNSHIP OF RICHLAND, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF RICHLAND, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 12 EAST, BEING A 13.466 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO ROBERT C. RIFE TRUSTEE OF RECORD IN DEED BOOK 197, PAGE 402, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A RAILROAD SPIKE FOUND OVER A MONUMENT BOX AT THE CENTERLINE INTERSECTION OF STATE ROUTE 293 (40 FEET IN WIDTH) AND TOWNSHIP HIGHWAY 49 (50 FEET IN WIDTH), THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, AND THE SOUTHEAST CORNER OF A TRACT CONVEYED TO CAROL A. AND JAN BELL, L.E., ETAL OF RECORD IN OFFICIAL RECORD 121, PAGE 825.

THENCE NORTH 89°43'41" WEST, A DISTANCE OF 1356.41 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, THE SOUTH LINE OF SAID BELL TRACT, PASSING MAG SPIKES SET AT 1143.62 FEET AND 1272.48 FEET, TO A RAILROAD SPIKE FOUND AND BEING REFERENCED BY AN IRON PIN FOUND NORTH 00°50'34" EAST, A DISTANCE OF 25.00 FEET, SAID RAILROAD SPIKE BEING A SOUTHWEST CORNER OF SAID BELL TRACT AND A SOUTHEAST CORNER OF SAID RIFE TRACT;

THENCE NORTH 0°50'34" EAST, A DISTANCE OF 120.10 FEET WITH THE WEST LINE OF SAID BELL TRACT AND THE EAST LINE OF SAID RIFE TRACT, PASSING AN IRON PIN FOUND AT 25.00 FEET AND PASSING AN IRON PIN SET FOR REFERENCE AT A DISTANCE OF 80.28 FEET, TO A POINT IN THE CENTERLINE OF THE POTATO RUN DITCH, SAID POINT BEING REFERENCED BY AN IRON PIN SET NORTH 00°50'34" EAST, A DISTANCE OF 79.20 FEET AND ALSO THE TRUE POINT OF BEGINNING;

THENCE NORTH 43°10'23" WEST, A DISTANCE OF 325.47 FEET WITH THE CENTERLINE OF SAID POTATO RUN DITCH, OVER AND ACROSS SAID RIFE TRACT, AND WITH A NEW LINE, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 46°49'37" EAST, A DISTANCE OF 25.00 FEET;

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IN THE TAX MAP OFFICE

Tract 3 (13.466A) 2021

THENCE NORTH 41°34'49" WEST, A DISTANCE OF 107.08 FEET WITH THE CENTERLINE OF SAID POTATO RUN DITCH, OVER AND ACROSS SAID RIFE TRACT, AND WITH A NEW LINE, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 48°25'11" EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 44°39'40" WEST, A DISTANCE OF 164.40 FEET WITH THE CENTERLINE OF SAID POTATO RUN DITCH, OVER AND ACROSS SAID RIFE TRACT, AND WITH A NEW LINE, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 45°20'20" EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 30°15'42" WEST, A DISTANCE OF 84.45 FEET WITH THE CENTERLINE OF SAID POTATO RUN DITCH, OVER AND ACROSS SAID RIFE TRACT, AND WITH A NEW LINE, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 59°44'18" EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 34°16'17" WEST, A DISTANCE OF 160.87 FEET WITH THE CENTERLINE OF SAID POTATO RUN DITCH, OVER AND ACROSS SAID RIFE TRACT, AND WITH A NEW LINE, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 55°43'43" EAST, A DISTANCE OF 35.00 FEET;

THENCE NORTH 31°08'56" WEST, A DISTANCE OF 158.52 FEET WITH THE CENTERLINE OF SAID POTATO RUN DITCH, OVER AND ACROSS SAID RIFE TRACT, AND WITH A NEW LINE, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 58°51'04" EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 27°28'21" WEST, A DISTANCE OF 423.65 FEET WITH THE CENTERLINE OF SAID POTATO RUN DITCH, OVER AND ACROSS SAID RIFE TRACT, AND WITH A NEW LINE, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 57°35'15" EAST, A DISTANCE OF 33.95 FEET;

THENCE NORTH 33°19'14" WEST, A DISTANCE OF 60.11 FEET WITH THE CENTERLINE OF SAID POTATO RUN DITCH, OVER AND ACROSS SAID RIFE TRACT, AND WITH A NEW LINE, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH 89°38'16" EAST, A DISTANCE OF 32.70 FEET;

THENCE SOUTH 89°38'16" EAST, A DISTANCE OF 870.53 FEET WITH THE NORTH LINE OF SAID RIFE TRACT, THE SOUTH LINE OF A TRACT CONVEYED TO CAROL A. AND JAN BELL OF RECORD IN OFFICIAL RECORD 178, PAGE 262, PASSING AN IRON PIN FOUND AT 32.70 FEET, TO AN IRON PIN FOUND AT A NORTHEAST CORNER OF SAID RIFE TRACT AND A CORNER OF SAID BELL TRACT;

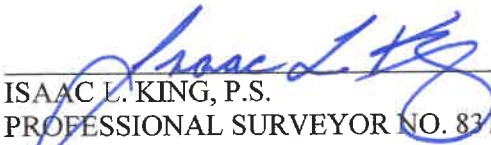
THENCE SOUTH 00°50'34" WEST, A DISTANCE OF 1196.67 FEET WITH AN EAST LINE OF SAID RIFE TRACT AND A WEST LINE OF SAID BELL TRACT, PASSING AN IRON PIN SET AT A DISTANCE OF 1117.47 FEET, TO THE POINT OF BEGINNING, CONTAINING 13.466 ACRES OF LAND, MORE OR LESS.

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 JUNE 2021, 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 197, PAGE 402.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 6-23-2021



Mapcheck 3: TRACT 3

Closure Summary

Precision, 1 part in: 767874.510'
Error distance: 0.005'
Error direction: N53° 10' 57"W
Area: 586561.65 Sq. Ft. 13.466 ACRES
Square area: 586561.655
Perimeter: 3551.750'

Point of Beginning

Easting: 1702239.3058'
Northing: 431626.4919'

Side 1: Line

Direction: N43° 10' 23"W
Angle: [136.8269 (d)]
Deflection angle: [-43.1731 (d)]
Distance: 325.470'
Easting: 1702016.6179'
Northing: 431863.8541'

Side 2: Line

Direction: N41° 34' 49"W
Angle: [-178.4072 (d)]
Deflection angle: [1.5928 (d)]
Distance: 107.080'
Easting: 1701945.5522'
Northing: 431943.9528'

Side 3: Line

Direction: N44° 39' 40"W
Angle: [176.9192 (d)]
Deflection angle: [-3.0808 (d)]
Distance: 164.400'
Easting: 1701829.9935'
Northing: 432060.8867'

Side 4: Line

Direction: N30° 15' 42"W
Angle: [-165.6006 (d)]
Deflection angle: [14.3994 (d)]
Distance: 84.450'
Easting: 1701787.4349'
Northing: 432133.8289'

Side 5: Line

Direction: N34° 16' 17"W
Angle: [175.9903 (d)]
Deflection angle: [-4.0097 (d)]
Distance: 160.870'
Easting: 1701696.8469'
Northing: 432266.7686'

Side 6: Line



REFERENCE SURVEY VOL. C

PAGE 1810 IN THE TAX MAP OFFICE

" 2021 "

Direction:	N31° 08' 56"W
Angle:	[-176.8775 (d)]
Deflection angle:	[3.1225 (d)]
Distance:	158.520'
Easting:	1701614.8502'
Northing:	432402.4342'
Side 7: Line	
Direction:	N27° 28' 21"W
Angle:	[-176.3236 (d)]
Deflection angle:	[3.6764 (d)]
Distance:	423.650'
Easting:	1701419.4108'
Northing:	432778.3102'
Side 8: Line	
Direction:	N33° 19' 14"W
Angle:	[174.1519 (d)]
Deflection angle:	[-5.8481 (d)]
Distance:	60.110'
Easting:	1701386.3910'
Northing:	432828.5387'
Side 9: Line	
Direction:	S89° 38' 16"E
Angle:	[-56.3172 (d)]
Deflection angle:	[123.6828 (d)]
Distance:	870.530'
Easting:	1702256.9036'
Northing:	432823.0353'
Side 10: Line	
Direction:	S0° 50' 34"W
Angle:	[-89.5194 (d)]
Deflection angle:	[90.4806 (d)]
Distance:	1196.670'
Easting:	1702239.3021'
Northing:	431626.4947'



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**LEGAL DESCRIPTION FOR CHUCK RIFE
0.127 ACRE – TRACT 2
TOWNSHIP OF RICHLAND, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF RICHLAND, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 12 EAST, BEING A 0.127 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO CAROL A. AND JAN BELL, L.E., ETAL OF RECORD IN OFFICIAL RECORD 121, PAGE 825, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A RAILROAD SPIKE FOUND OVER A MONUMENT BOX AT THE CENTERLINE INTERSECTION OF STATE ROUTE 293 (40 FEET IN WIDTH) AND TOWNSHIP HIGHWAY 49 (50 FEET IN WIDTH), THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, AND THE SOUTHEAST CORNER OF SAID BELL TRACT;

THENCE NORTH 89°43'41" WEST, A DISTANCE OF 1272.48 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, THE SOUTH LINE OF SAID BELL TRACT, PASSING A MAG SPIKE SET AT 1143.62 FEET, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET NORTH 33°49'46" EAST, A DISTANCE OF 30.00 FEET, SAID MAG SPIKE SET BEING THE POINT OF BEGINNING;

THENCE NORTH 89°43'41" WEST, A DISTANCE OF 83.93 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, THE SOUTH LINE OF SAID BELL TRACT, TO A RAILROAD SPIKE FOUND AND BEING REFERENCED BY AN IRON PIN FOUND NORTH 00°50'34" EAST, A DISTANCE OF 25.00 FEET, SAID RAILROAD SPIKE BEING THE SOUTHWEST CORNER OF SAID BELL TRACT AND THE SOUTHEAST CORNER OF A TRACT CONVEYED TO ROBERT C. RIFE TRUSTEE OF RECORD IN DEED BOOK 197, PAGE 402;

THENCE NORTH 0°50'34" EAST, A DISTANCE OF 120.10 FEET WITH THE WEST LINE OF SAID BELL TRACT AND THE EAST LINE OF SAID RIFE TRACT, PASSING AN IRON PIN FOUND AT 25.00 FEET, PASSING AN IRON PIN SET FOR REFERENCE AT A DISTANCE OF 80.28 FEET, TO A POINT IN THE CENTERLINE OF THE POTATO RUN DITCH;

THENCE SOUTH 43°10'23" EAST, A DISTANCE OF 43.09 FEET WITH THE CENTERLINE OF THE POTATO RUN DITCH, OVER AND ACROSS SAID BELL TRACT, WITH A NEW LINE, TO A

REFERENCE SURVEY VOL. C
PAGE 1810 IN THE TAX MAP OFFICE
Tract 2 (0.127A) "2021"

POINT BEING REFERENCED BY AN IRON PIN SET NORTH 83°30'25" EAST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 30°36'30" EAST, A DISTANCE OF 103.47 FEET WITH THE CENTERLINE OF SAD POTATO RUN DITCH, OVER AND ACROSS SAID BELL TRACT, WITH A NEW LINE, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 0.127 ACRE OF LAND, MORE OR LESS.

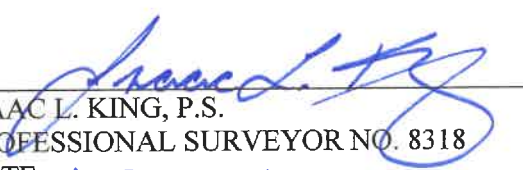
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PRIOR DEED REFERENCE: OFFICIAL RECORD 121 PAGE 825.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 6-23-2021



Mapcheck 2: TRACT 2

Closure Summary

Precision, 1 part in: 45738.305'
Error distance: 0.008'
Error direction: N25° 25' 09"E
Area: 5525.19 Sq. Ft. 0.127 ACRES
Square area: 5525.188
Perimeter: 350.590'

Point of Beginning

Easting: 1702321.4727'
Northing: 431506.0109'

Side 1: Line

Direction: N89° 43' 41"W
Angle: [90.2719 (d)]
Deflection angle: [-89.7281 (d)]
Distance: 83.930'
Easting: 1702237.5437'
Northing: 431506.4092'

Side 2: Line

Direction: N0° 50' 34"E
Angle: [-89.4292 (d)]
Deflection angle: [90.5708 (d)]
Distance: 120.100'
Easting: 1702239.3102'
Northing: 431626.4962'

Side 3: Line

Direction: S43° 10' 23"E
Angle: [-44.0158 (d)]
Deflection angle: [135.9842 (d)]
Distance: 43.090'
Easting: 1702268.7926'
Northing: 431595.0711'

Side 4: Line

Direction: S30° 36' 30"E
Angle: [-167.4353 (d)]
Deflection angle: [12.5647 (d)]
Distance: 103.470'
Easting: 1702321.4760'
Northing: 431506.0178'



REFERENCE SURVEY VOL. C

PAGE 1810

IN THE TAX MAP OFFICE

"2021"