



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR ROXY KARG
2.865 ACRES – TRACT 1
CRANE TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF CRANE, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING A 2.865 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO ROXANNA L. KARG, ETAL TRUSTEES OF RECORD IN OFFICIAL RECORD 216, PAGE 1275, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT STONE IN A MONUMENT BOX OF WHICH THE TIP OF THE STONE BEING SOUTH 89°36'40" EAST, A DISTANCE OF 0.20 FEET, SAID STONE BEING AT THE CENTERLINE INTERSECTION OF TOWNSHIP HIGHWAY 124 (40 FEET IN WIDTH) AND COUNTY HIGHWAY 47 (40 FEET IN WIDTH), THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, AND A SOUTHEAST CORNER OF SAID KARG TRACT;

THENCE NORTH 89°36'40" WEST, A DISTANCE OF 331.50 FEET WITH THE CENTERLINE OF COUNTY HIGHWAY 47, THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, AND THE SOUTH LINE OF SAID KARG TRACT, TO A RAILROAD SPIKE FOUND BEING REFERENCED BY AN IRON PIN FOUND NORTH 00°14'43" EAST, A DISTANCE OF 20.00 FEET, SAID RAILROAD SPIKE FOUND BEING A SOUTHWEST CORNER OF SAID KARG TRACT;

THENCE NORTH 00°14'43" EAST, A DISTANCE OF 428.40 FEET WITH A WEST LINE OF SAID KARG TRACT, PASSING AN IRON PIN FOUND AT 20.00 FEET, TO AN IRON PIN SET;

THENCE SOUTH 77°49'14" EAST, A DISTANCE OF 171.13 FEET OVER AND ACROSS SAID KARG TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 18°43'32" EAST, A DISTANCE OF 58.67 FEET OVER AND ACROSS SAID KARG TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 89°36'40" EAST, A DISTANCE OF 145.00 FEET OVER AND ACROSS SAID KARG TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 125.00 FEET, TO A MAG SPIKE SET AND BEING REFERENCED BY SAID IRON PIN SET NORTH 89°36'40" WEST, A DISTANCE OF 20.00 FEET, SAID MAG SPIKE SET BEING ON THE CENTERLINE OF SAID

(TRACT 1)
(2.865A)
(2022)

REFERENCE SURVEY VOL. C
PAGE 1834 IN THE TAX MAP OFFICE

TOWNSHIP HIGHWAY 124, THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, AND THE EAST LINE OF SAID KARG TRACT;

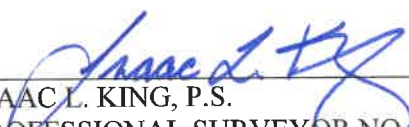
THENCE SOUTH 00°14'43" WEST, A DISTANCE OF 338.00 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 124, THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, AND THE EAST LINE OF SAID KARG TRACT, TO THE STONE FOUND AT THE POINT OF BEGINNING, CONTAINING 2.865 ACRES OF LAND, OF WHICH 0.298 ACRES ARE IN THE RIGHT-OF-WAY, 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 FEBRUARY 2022, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED UPON 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 REFERENCES: OFFICIAL RECORD 216, PAGE 1275.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 2-7-2022



Mapcheck 1: tract 1

Closure Summary

Precision, 1 part in: 257450.003'
Error distance: 0.006'
Error direction: S53° 14' 55"E
Area: 124784.72 Sq. Ft. 2.865 ac.
Square area: 124784.721
Perimeter: 1472.700'

Point of Beginning

Easting: 1768636.4977'
Northing: 437655.5619'

Side 1: Line

Direction: N89° 36' 40"W
Angle: [90.3889 (d)]
Deflection angle: [-89.6111 (d)]
Distance: 331.500'
Easting: 1768305.0054'
Northing: 437657.8119'

Side 2: Line

Direction: N0° 14' 43"E
Angle: [-90.1436 (d)]
Deflection angle: [89.8564 (d)]
Distance: 428.400'
Easting: 1768306.8393'
Northing: 438086.2080'

Side 3: Line

Direction: S77° 49' 14"E
Angle: [-78.0658 (d)]
Deflection angle: [101.9342 (d)]
Distance: 171.130'
Easting: 1768474.1174'
Northing: 438050.1040'

Side 4: Line

Direction: S18° 43' 32"E
Angle: [-120.9050 (d)]
Deflection angle: [59.0950 (d)]
Distance: 58.670'
Easting: 1768492.9526'
Northing: 437994.5395'

Side 5: Line

Direction: S89° 36' 40"E
Angle: [109.1144 (d)]
Deflection angle: [-70.8856 (d)]
Distance: 145.000'
Easting: 1768637.9492'
Northing: 437993.5554'

Side 6: Line

Direction: S0° 14' 43"W
Angle: [-90.1436 (d)]
Deflection angle: [89.8564 (d)]



REFERENCE SURVEY VOL.
PAGE 1834 IN THE TAX MAP OFFICE

(2022)

Distance: 338.000'
Easting: 1768636.5023'
Northing: 437655.5585'

Mapcheck 2: tract 2

Closure Summary

Precision, 1 part in: 329916.514'
Error distance: 0.005'
Error direction: N28° 08' 32"W
Area: 133329.71 Sq. Ft. 3.061 ac.
Square area: 133329.715
Perimeter: 1557.680'

Point of Beginning

Easting: 1768637.9470'
Northing: 437993.5590'

Side 1: Line

Direction: N89° 36' 40"W
Angle: [90.3889 (d)]
Deflection angle: [-89.6111 (d)]
Distance: 145.000'
Easting: 1768492.9503'
Northing: 437994.5432'

Side 2: Line

Direction: N18° 43' 32"W
Angle: [-109.1144 (d)]
Deflection angle: [70.8856 (d)]
Distance: 58.670'
Easting: 1768474.1152'
Northing: 438050.1076'

Side 3: Line

Direction: N77° 49' 14"W
Angle: [120.9050 (d)]
Deflection angle: [-59.0950 (d)]
Distance: 171.130'
Easting: 1768306.8370'
Northing: 438086.2116'

Side 4: Line

Direction: N0° 14' 43"E
Angle: [-101.9342 (d)]
Deflection angle: [78.0658 (d)]
Distance: 245.160'
Easting: 1768307.8865'
Northing: 438331.3694'

Side 5: Line

Direction: N57° 58' 46"E
Angle: [-122.2658 (d)]

Deflection angle: [57.7342 (d)]
Distance: 392.040'
Easting: 1768640.2808'
Northing: 438539.2382'

Side 6: Line

Direction: S0° 14' 43"W
Angle: [-57.7342 (d)]
Deflection angle: [122.2658 (d)]
Distance: 545.680'
Easting: 1768637.9448'
Northing: 437993.5632'



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**LEGAL DESCRIPTION FOR ROXY KARG
3.061 ACRES – TRACT 2
CRANE TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF CRANE, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING A 3.061 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO ROXANNA L. KARG, ETAL TRUSTEES OF RECORD IN OFFICIAL RECORD 216, PAGE 1275, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT STONE IN A MONUMENT BOX OF WHICH THE TIP OF THE STONE BEING SOUTH 89°36'40" EAST, A DISTANCE OF 0.20 FEET, SAID STONE BEING AT THE CENTERLINE INTERSECTION OF TOWNSHIP HIGHWAY 124 (40 FEET IN WIDTH) AND COUNTY HIGHWAY 47 (40 FEET IN WIDTH), THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, AND A SOUTHEAST CORNER OF SAID KARG TRACT;

THENCE NORTH 00°14'43" EAST, A DISTANCE OF 338.00 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 124, THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, AND THE EAST LINE OF SAID KARG TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH 89°36'40" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 89°36'40" WEST, A DISTANCE OF 145.00 FEET OVER AND ACROSS SAID KARG TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 20.00 FEET, TO AN IRON PIN SET;

THENCE NORTH 18°43'32" WEST, A DISTANCE OF 58.67 FEET OVER AND ACROSS SAID KARG TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 77°49'14" WEST, A DISTANCE OF 171.13 FEET OVER AND ACROSS SAID KARG TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE WEST LINE OF SAID KARG TRACT;

THENCE NORTH 00°14'43" EAST, A DISTANCE OF 245.16 FEET WITH A WEST LINE OF SAID KARG TRACT, TO AN IRON PIN FOUND;

(TRACT 2)
(3.061A)
(2022)

REFERENCE SURVEY VOL. C
PAGE 1834 IN THE TAX MAP OFFICE

THENCE NORTH 57°58'46" EAST, A DISTANCE OF 392.04 FEET WITH A NORTH LINE OF SAID KARG TRACT, PASSING AN IRON PIN SET AT 367.04 FEET, TO RAILROAD SPIKE FOUND AND BEING REFERENCED BY SAID IRON PIN SET AT SOUTH 57°58'46" WEST, A DISTANCE OF 25.00 FEET, SAID RAILROAD SPIKE FOUND BEING ON THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 124, THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, AND THE EAST LINE OF SAID KARG TRACT;

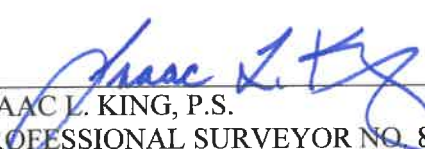
THENCE SOUTH 00°14'43" WEST, A DISTANCE OF 545.68 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 124, THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, AND THE EAST LINE OF SAID KARG TRACT, TO MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 3.061 ACRES OF LAND, OF WHICH 0.248 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

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Perimeter: 1472.700'

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Easting: 1768636.4977'
Northing: 437655.5619'

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Deflection angle: [-89.6111 (d)]
Distance: 331.500'
Easting: 1768305.0054'
Northing: 437657.8119'

Side 2: Line

Direction: N0° 14' 43"E
Angle: [-90.1436 (d)]
Deflection angle: [89.8564 (d)]
Distance: 428.400'
Easting: 1768306.8393'
Northing: 438086.2080'

Side 3: Line

Direction: S77° 49' 14"E
Angle: [-78.0658 (d)]
Deflection angle: [101.9342 (d)]
Distance: 171.130'
Easting: 1768474.1174'
Northing: 438050.1040'

Side 4: Line

Direction: S18° 43' 32"E
Angle: [-120.9050 (d)]
Deflection angle: [59.0950 (d)]
Distance: 58.670'
Easting: 1768492.9526'
Northing: 437994.5395'

Side 5: Line

Direction: S89° 36' 40"E
Angle: [109.1144 (d)]
Deflection angle: [-70.8856 (d)]
Distance: 145.000'
Easting: 1768637.9492'
Northing: 437993.5554'

Side 6: Line

Direction: S0° 14' 43"W
Angle: [-90.1436 (d)]
Deflection angle: [89.8564 (d)]



REFERENCE SURVEY VOL. 2
PAGE 1834 IN THE TAX MAP OFFICE

(2022)

Distance: 338.000'
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Northing: 437655.5585'

Mapcheck 2: tract 2

Closure Summary

Precision, 1 part in: 329916.514'
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Deflection angle: [70.8856 (d)]
Distance: 58.670'
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Deflection angle: [78.0658 (d)]
Distance: 245.160'
Easting: 1768307.8865'
Northing: 438331.3694'

Side 5: Line

Direction: N57° 58' 46"E
Angle: [-122.2658 (d)]

Deflection angle: [57.7342 (d)]
Distance: 392.040'
Easting: 1768640.2808'
Northing: 438539.2382'

Side 6: Line

Direction: S0° 14' 43"W
Angle: [-57.7342 (d)]
Deflection angle: [122.2658 (d)]
Distance: 545.680'
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Northing: 437993.5632'