



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR NOAH MCCLAIN
11.387 ACRES
TOWNSHIP OF EDEN, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, BEING PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 15 EAST, LANDS OF EDEN TOWNSHIP, BEING AN 11.387 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO JAMES B. MCCLAIN, LE, ETAL OF RECORD IN DEED VOLUME 195, PAGE 243 AND OFFICIAL RECORD 119, PAGE 924, RECORDS REFER TO THE RECORDER'S OFFICE, WYANDOT COUNTY, OHIO, SAID 11.387 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SURVEY NAIL FOUND OVER A STONE IN MONUMENT BOX AT THE INTERSECTION OF CENTERLINES OF COUNTY HIGHWAY 330 (60 FEET IN WIDTH) AND TOWNSHIP HIGHWAY 137 (40 FEET IN WIDTH), THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, AND A SOUTHWEST CORNER OF SAID MCCLAIN TRACT;

THENCE NORTH 00°21'41" EAST, A DISTANCE OF 1370.00 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 137, A WEST LINE OF SAID NORTHEAST QUARTER, AND A WEST LINE OF SAID MCCLAIN TRACT, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET SOUTH 69°57'15" EAST, A DISTANCE OF 21.24 FEET;

THENCE SOUTH 69°57'15" EAST, A DISTANCE OF 246.70 FEET OVER AND ACROSS SAID MCCLAIN TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 21.24 FEET, TO AN IRON PIN SET;

THENCE SOUTH 86°07'03" EAST, A DISTANCE OF 275.62 FEET OVER AND ACROSS SAID MCCLAIN TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 00°28'13" WEST, A DISTANCE OF 212.46 FEET OVER AND ACROSS SAID MCCLAIN TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 60°40'23" WEST, A DISTANCE OF 168.33 FEET OVER AND ACROSS SAID MCCLAIN TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

"2022"

REFERENCE SURVEY VOL. C
PAGE 1840 IN THE TAX MAP OFFICE

THENCE SOUTH 02°10'19" WEST, A DISTANCE OF 973.19 FEET OVER AND ACROSS SAID MCCLAIN TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 943.17 FEET, TO A MAG SPIKE SET ON THE CENTERLINE OF COUNTY HIGHWAY 330, THE SOUTH LINE OF SAID NORTHEAST QUARTER, AND A SOUTH LINE OF SAID MCCLAIN TRACT, SAID MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH 02°10'19" EAST, A DISTANCE OF 30.02 FEET;

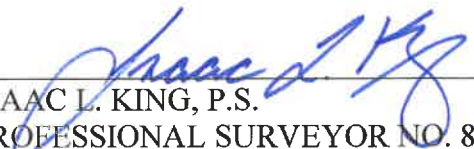
THENCE NORTH 89°53'14" WEST, A DISTANCE OF 330.00 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 330, THE SOUTH LINE OF SAID NORTHEAST QUARTER, AND THE SOUTH LINE OF SAID MCCLAIN TRACT TO THE SURVEY NAIL FOUND OVER A STONE IN MONUMENT BOX AT THE POINT OF BEGINNING, CONTAINING 11.387 ACRES OF LAND, OF WHICH 0.841 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS;

THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED APRIL, 2022, 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 195, PAGE 243.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 4-4-2022



Mapcheck 1: BOUNDARY

Closure Summary

Precision, 1 part in: 463933.827'
Error distance: 0.008'
Error direction: N6° 28' 29"E
Area: 496019.20 Sq. Ft. 11.387 ACRES
Square area: 496019.198
Perimeter: 3576.300'

Point of Beginning

Easting: 1791125.4460'
Northing: 428376.8680'

Side 1: Line

Direction: N0° 21' 41"E
Angle: [-179.6386 (d)]
Deflection angle: [0.3614 (d)]
Distance: 1370.000'
Easting: 1791134.0871'
Northing: 429746.8407'

Side 2: Line

Direction: S69° 57' 15"E
Angle: [-70.3156 (d)]
Deflection angle: [109.6844 (d)]
Distance: 246.700'
Easting: 1791365.8417'
Northing: 429662.2790'

Side 3: Line

Direction: S86° 07' 03"E
Angle: [163.8367 (d)]
Deflection angle: [-16.1633 (d)]
Distance: 275.620'
Easting: 1791640.8292'
Northing: 429643.6166'

Side 4: Line

Direction: S0° 28' 13"W
Angle: [-93.4122 (d)]
Deflection angle: [86.5878 (d)]
Distance: 212.460'
Easting: 1791639.0853'
Northing: 429431.1637'

Side 5: Line

Direction: S60° 40' 23"W
Angle: [-119.7972 (d)]
Deflection angle: [60.2028 (d)]
Distance: 168.330'
Easting: 1791492.3287'
Northing: 429348.7170'

Side 6: Line

Direction: S2° 10' 19"W
Angle: [121.4989 (d)]
Deflection angle: [-58.5011 (d)]



REFERENCE SURVEY VOL. C
PAGE 1840 IN THE TAX MAP OFFICE
"2022"

Distance: 973.190'
Easting: 1791455.4462'
Northing: 428376.2261'

Side 7: Line

Direction: N89° 53' 14"W
Angle: [-92.0592 (d)]
Deflection angle: [87.9408 (d)]
Distance: 330.000'
Easting: 1791125.4469'
Northing: 428376.8757'