



ENGINEERS •
SURVEYORS

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(419) 562-4717 fax

**LEGAL DESCRIPTION FOR BOBBI PEES
13.422 ACRES – TRACT 4
JACKSON TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF JACKSON, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 12 EAST, BEING 13.422 ACRES OUT OF A TRACT CONVEYED TO ROBERTA ANN PEES, ETAL. OF RECORD IN OFFICIAL RECORD 276, PAGE 2778, 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 STONE FOUND AT THE CENTERLINE INTERSECTION OF COUNTY HIGHWAY 70 – (60 FEET IN WIDTH) AND TOWNSHIP HIGHWAY 82 (60 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND A SOUTHEAST CORNER OF SAID PEES TRACT;

THENCE NORTH $00^{\circ}09'30''$ EAST, A DISTANCE OF 666.72 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 82, THE EAST LINE OF SAID SOUTHEAST QUARTER, AND AN EAST LINE OF SAID PEES TRACT, TO A MAG SPIKE SET AT THE POINT OF BEGINNING AND BEING REFERENCED BY AN IRON PIN SET NORTH $89^{\circ}06'27''$ WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH $89^{\circ}06'27''$ WEST, A DISTANCE OF 874.93 FEET OVER AND ACROSS SAID PEES TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 30.00 FEET, TO AN IRON PIN SET;

THENCE NORTH $00^{\circ}36'55''$ EAST, A DISTANCE OF 669.84 FEET OVER AND ACROSS SAID PEES TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, A NORTH LINE OF SAID PEES TRACT, AND A SOUTH LINE OF A TRACT CONVEYED TOO CRAIG A. FRISCH OF RECORD IN OFFICIAL RECORD 277, PAGE 1637;

THENCE SOUTH $89^{\circ}10'09''$ EAST, A DISTANCE OF 869.58 FEET WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, A NORTH LINE OF SAID PEES TRACT, AND A SOUTH LINE OF SAID FRISCH TRACT, PASSING AN IRON PIN SET AT 839.58 FEET, TO A MAG SPIKE SET ON THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 82, THE NORTHEAST CORNER OF SAID SOUTH HALF OF SAID SOUTHEAST QUARTER, THE NORTHEAST CONER OF SAID PEES TRACT, AND A SOUTHEAST CORNER OF SAID FRISCH TRACT;

REFERENCE SURVEY VOL. C
PAGE 1882 IN THE TAX MAP OFFICE
"2023" Tract 4

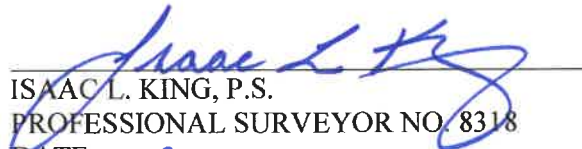
THENCE SOUTH 00°09'30" WEST, A DISTANCE OF 670.82 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 82, THE EAST LINE OF SAID SOUTHEAST QUARTER, AND AN EAST LINE OF SAID PEES TRACT, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 13.422 ACRES OF LAND, OF WHICH 0.462 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

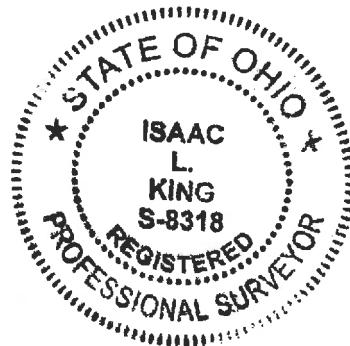
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED SEPTEMBER 2023, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).

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 276, PAGE 2778.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 9-29-2023



Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 1081651.548'
Error distance: 0.004'
Error direction: S18° 58' 54"W
Area: 1169320.75 Sq. Ft. 26.844 AC.
Square area: 1169320.749
Perimeter: 4420.390'

Point of Beginning

Easting: 1695877.3726'
Northing: 394420.7775'

Side 1: Line

Direction: N89° 03' 02"W
Angle: [90.9494 (d)]
Deflection angle: [-89.0506 (d)]
Distance: 877.280'
Easting: 1695000.2130'
Northing: 394435.3142'

Side 2: Line

Direction: N0° 36' 55"E
Angle: [-90.3342 (d)]
Deflection angle: [89.6658 (d)]
Distance: 1332.010'
Easting: 1695014.5167'
Northing: 395767.2474'

Side 3: Line

Direction: S89° 10' 09"E
Angle: [-89.7844 (d)]
Deflection angle: [90.2156 (d)]
Distance: 877.270'
Easting: 1695891.6945'
Northing: 395754.5267'

Side 4: Line

Direction: S0° 36' 55"W
Angle: [-90.2156 (d)]
Deflection angle: [89.7844 (d)]
Distance: 1333.830'
Easting: 1695877.3712'
Northing: 394420.7737'



Mapcheck 2: TRACT 2

Closure Summary

Precision, 1 part in: 1139016.475'
Error distance: 0.004'
Error direction: N18° 56' 32"W
Area: 1169327.96 Sq. Ft. 26.844 AC.
Square area: 1169327.963
Perimeter: 4421.640'

Point of Beginning

Easting:	1696753.3423'
Northing:	394406.2608'
Side 1: Line	
Direction:	N89° 03' 02"W
Angle:	[90.9494 (d)]
Deflection angle:	[-89.0506 (d)]
Distance:	876.090'
Easting:	1695877.3726'
Northing:	394420.7777'
Side 2: Line	
Direction:	N0° 36' 55"E
Angle:	[-90.3342 (d)]
Deflection angle:	[89.6658 (d)]
Distance:	1333.830'
Easting:	1695891.6958'
Northing:	395754.5308'
Side 3: Line	
Direction:	S89° 10' 09"E
Angle:	[-89.7844 (d)]
Deflection angle:	[90.2156 (d)]
Distance:	876.080'
Easting:	1696767.6837'
Northing:	395741.8274'
Side 4: Line	
Direction:	S0° 36' 55"W
Angle:	[-90.2156 (d)]
Deflection angle:	[89.7844 (d)]
Distance:	1335.640'
Easting:	1696753.3410'
Northing:	394406.2644'

Mapcheck 3: TRACT 3

Closure Summary

Precision, 1 part in:	1188695.962'
Error distance:	0.003'
Error direction:	N47° 16' 01"E
Area:	584674.38 Sq. Ft. 13.422 AC.
Square area:	584674.380
Perimeter:	3087.700'

Point of Beginning

Easting:	1697633.4750'
Northing:	394391.6750'

Side 1: Line

Direction:	N89° 03' 02"W
Angle:	[90.9494 (d)]
Deflection angle:	[-89.0506 (d)]
Distance:	880.250'
Easting:	1696753.3459'
Northing:	394406.2609'

Side 2: Line
Direction: N0° 36' 55"E
Angle: [-90.3342 (d)]
Deflection angle: [89.6658 (d)]
Distance: 665.800'
Easting: 1696760.4955'
Northing: 395072.0225'

Side 3: Line
Direction: S89° 06' 27"E
Angle: [-89.7228 (d)]
Deflection angle: [90.2772 (d)]
Distance: 874.930'
Easting: 1697635.3193'
Northing: 395058.3942'

Side 4: Line
Direction: S0° 09' 30"W
Angle: [-90.7342 (d)]
Deflection angle: [89.2658 (d)]
Distance: 666.720'
Easting: 1697633.4769'
Northing: 394391.6768'

Mapcheck 4: TRACT 4

Closure Summary

Precision, 1 part in: 612928.003'
Error distance: 0.005'
Error direction: N52° 12' 25"E
Area: 584676.56 Sq. Ft. 13.422 AC.
Square area: 584676.560
Perimeter: 3085.170'

Point of Beginning

Easting: 1697635.3183'
Northing: 395058.3973'

Side 1: Line

Direction: N89° 06' 27"W
Angle: [90.8925 (d)]
Deflection angle: [-89.1075 (d)]
Distance: 874.930'
Easting: 1696760.4945'
Northing: 395072.0255'

Side 2: Line

Direction: N0° 36' 55"E
Angle: [-90.2772 (d)]
Deflection angle: [89.7228 (d)]
Distance: 669.840'
Easting: 1696767.6875'
Northing: 395741.8269'

Side 3: Line

Direction: S89° 10' 09"E

Angle: [-89.7844 (d)]
Deflection angle: [90.2156 (d)]
Distance: 869.580'
Easting: 1697637.1761'
Northing: 395729.2178'

Side 4: Line

Direction: S0° 09' 30"W
Angle: [-90.6725 (d)]
Deflection angle: [89.3275 (d)]
Distance: 670.820'
Easting: 1697635.3223'
Northing: 395058.4003'

REFERENCE SURVEY VOL. C

PAGE 1882 IN THE TAX MAP OFFICE

"2023" Tract 4



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**LEGAL DESCRIPTION FOR BOBBI PEES
26.844 ACRES – TRACT 1
JACKSON TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF JACKSON, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 12 EAST, BEING 26.844 ACRES OUT OF A TRACT CONVEYED TO ROBERTA ANN PEES, ETAL. OF RECORD IN OFFICIAL RECORD 276, PAGE 2778, 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 STONE AT THE CENTERLINE INTERSECTION OF COUNTY HIGHWAY 70 – (60 FEET IN WIDTH) AND TOWNSHIP HIGHWAY 82 (60 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND A SOUTHEAST CORNER OF SAID PEES TRACT;

THENCE NORTH 89°03'02" WEST, A DISTANCE OF 1756.34 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 70, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, AND A SOUTH LINE OF SAID PEES TRACT, PASSING A MAG SPIKE SET AT 880.25 FEET, TO A MAG SPIKE SET AT THE POINT OF BEGINNING AND BEING REFERENCED BY AN IRON PIN SET NORTH 00°36'55" EAST, A DISTANCE OF 30.00 FEET;

THENCE CONTINUING NORTH 89°03'02" WEST, A DISTANCE OF 877.28 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 70, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, AND A SOUTH LINE OF SAID PEES TRACT, TO A RAILROAD SPIKE FOUND OVER A STONE FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, A SOUTHWEST CORNER OF SAID PEES TRACT, AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO PAUL E. AND ANNA M. FOX OF RECORD IN DEED VOLUME 185, PAGE 553;

THENCE NORTH 00°36'55" EAST, A DISTANCE OF 1332.01 FEET WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, A WEST LINE OF SAID PEES TRACT, AND AN EAST LINE OF SAID FOX TRACT, PASSING AN IRON PIN SET AT 30.00 FEET, TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF SAID SOUTHEAST QUARTER, THE NORTHWEST CORNER OF SAID PEES TRACT, AND A SOUTHWEST CORNER OF A TRACT CONVEYED TO CRAIG A. FRISCH OF RECORD IN OFFICIAL RECORD 277, PAGE 1637;

THENCE SOUTH 89°10'09" EAST, A DISTANCE OF 877.27 FEET WITH THE NORTH LINE OF SAID SOUTH HALF OF SAID SOUTHEAST QUARTER, A NORTH LINE OF SAID PEES TRACT AND A SOUTH LINE OF SAID FRISCH TRACT, TO AN IRON PIN SET;

REFERENCE SURVEY VOL. C
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"2023" Tract 1

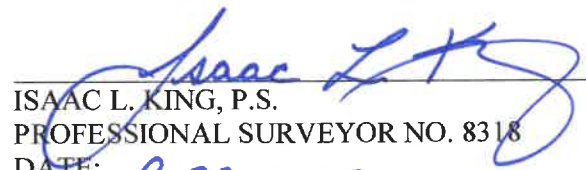
THENCE SOUTH 00°36'55" WEST, A DISTANCE OF 1333.83 FEET OVER AND ACROSS SAID PEES TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 1303.83 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 26.844 ACRES OF LAND, OF WHICH 0.604 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

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 SEPTEMBER 2023, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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PRIOR DEED REFERENCES: OFFICIAL RECORD 276, PAGE 2778.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 9-29-2023



Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 1081651.548'
Error distance: 0.004'
Error direction: S18° 58' 54"W
Area: 1169320.75 Sq. Ft. 26.844 AC.
Square area: 1169320.749
Perimeter: 4420.390'

Point of Beginning

Easting: 1695877.3726'
Northing: 394420.7775'

Side 1: Line

Direction: N89° 03' 02"W
Angle: [90.9494 (d)]
Deflection angle: [-89.0506 (d)]
Distance: 877.280'
Easting: 1695000.2130'
Northing: 394435.3142'

Side 2: Line

Direction: N0° 36' 55"E
Angle: [-90.3342 (d)]
Deflection angle: [89.6658 (d)]
Distance: 1332.010'
Easting: 1695014.5167'
Northing: 395767.2474'

Side 3: Line

Direction: S89° 10' 09"E
Angle: [-89.7844 (d)]
Deflection angle: [90.2156 (d)]
Distance: 877.270'
Easting: 1695891.6945'
Northing: 395754.5267'

Side 4: Line

Direction: S0° 36' 55"W
Angle: [-90.2156 (d)]
Deflection angle: [89.7844 (d)]
Distance: 1333.830'
Easting: 1695877.3712'
Northing: 394420.7737'



REFERENCE SURVEY VOL. C

PAGE 1882 IN THE TAX MAP OFFICE

"2023" Tract 1

Mapcheck 2: TRACT 2

Closure Summary

Precision, 1 part in: 1139016.475'
Error distance: 0.004'
Error direction: N18° 56' 32"W
Area: 1169327.96 Sq. Ft. 26.844 AC.
Square area: 1169327.963
Perimeter: 4421.640'

Point of Beginning

Easting:	1696753.3423'
Northing:	394406.2608'
Side 1: Line	
Direction:	N89° 03' 02"W
Angle:	[90.9494 (d)]
Deflection angle:	[-89.0506 (d)]
Distance:	876.090'
Easting:	1695877.3726'
Northing:	394420.7777'
Side 2: Line	
Direction:	N0° 36' 55"E
Angle:	[-90.3342 (d)]
Deflection angle:	[89.6658 (d)]
Distance:	1333.830'
Easting:	1695891.6958'
Northing:	395754.5308'
Side 3: Line	
Direction:	S89° 10' 09"E
Angle:	[-89.7844 (d)]
Deflection angle:	[90.2156 (d)]
Distance:	876.080'
Easting:	1696767.6837'
Northing:	395741.8274'
Side 4: Line	
Direction:	S0° 36' 55"W
Angle:	[-90.2156 (d)]
Deflection angle:	[89.7844 (d)]
Distance:	1335.640'
Easting:	1696753.3410'
Northing:	394406.2644'

Mapcheck 3: TRACT 3

Closure Summary

Precision, 1 part in:	1188695.962'	
Error distance:	0.003'	
Error direction:	N47° 16' 01"E	
Area:	584674.38 Sq. Ft.	13.422 AC.
Square area:	584674.380	
Perimeter:	3087.700'	

Point of Beginning

Easting:	1697633.4750'
Northing:	394391.6750'

Side 1: Line

Direction:	N89° 03' 02"W
Angle:	[90.9494 (d)]
Deflection angle:	[-89.0506 (d)]
Distance:	880.250'
Easting:	1696753.3459'
Northing:	394406.2609'

Side 2: Line

Direction: N0° 36' 55"E
Angle: [-90.3342 (d)]
Deflection angle: [89.6658 (d)]
Distance: 665.800'
Easting: 1696760.4955'
Northing: 395072.0225'

Side 3: Line

Direction: S89° 06' 27"E
Angle: [-89.7228 (d)]
Deflection angle: [90.2772 (d)]
Distance: 874.930'
Easting: 1697635.3193'
Northing: 395058.3942'

Side 4: Line

Direction: S0° 09' 30"W
Angle: [-90.7342 (d)]
Deflection angle: [89.2658 (d)]
Distance: 666.720'
Easting: 1697633.4769'
Northing: 394391.6768'

Mapcheck 4: TRACT 4

Closure Summary

Precision, 1 part in: 612928.003'
Error distance: 0.005'
Error direction: N52° 12' 25"E
Area: 584676.56 Sq. Ft. 13.422 AC.
Square area: 584676.560
Perimeter: 3085.170'

Point of Beginning

Easting: 1697635.3183'
Northing: 395058.3973'

Side 1: Line

Direction: N89° 06' 27"W
Angle: [90.8925 (d)]
Deflection angle: [-89.1075 (d)]
Distance: 874.930'
Easting: 1696760.4945'
Northing: 395072.0255'

Side 2: Line

Direction: N0° 36' 55"E
Angle: [-90.2772 (d)]
Deflection angle: [89.7228 (d)]
Distance: 669.840'
Easting: 1696767.6875'
Northing: 395741.8269'

Side 3: Line

Direction: S89° 10' 09"E

Angle: [-89.7844 (d)]
Deflection angle: [90.2156 (d)]
Distance: 869.580'
Easting: 1697637.1761'
Northing: 395729.2178'

Side 4: Line

Direction: S0° 09' 30"W
Angle: [-90.6725 (d)]
Deflection angle: [89.3275 (d)]
Distance: 670.820'
Easting: 1697635.3223'
Northing: 395058.4003'



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR BOBBI PEES
26.844 ACRES – TRACT 2
JACKSON TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF JACKSON, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 12 EAST, BEING 26.844 ACRES OUT OF A TRACT CONVEYED TO ROBERTA ANN PEES, ETAL. OF RECORD IN OFFICIAL RECORD 276, PAGE 2778, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THENCE NORTH $89^{\circ}03'02''$ WEST, A DISTANCE OF 880.25 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 70, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, AND A SOUTH LINE OF SAID PEES TRACT, TO A MAG SPIKE SET AT THE POINT OF BEGINNING AND BEING REFERENCED BY AN IRON PIN SET NORTH $00^{\circ}36'55''$ EAST, A DISTANCE OF 30.00 FEET;

THENCE CONTINUING NORTH $89^{\circ}03'02''$ WEST, A DISTANCE OF 876.09 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 70, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, AND A SOUTH LINE OF SAID PEES TRACT, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET NORTH $00^{\circ}36'55''$ EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH $00^{\circ}36'55''$ EAST, A DISTANCE OF 1333.83 FEET OVER AND ACROSS SAID PEES TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 30.00 FEET, TO AN IRON PIN SET ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, A NORTH LINE OF SAID PEES TRACT, AND A SOUTH LINE OF A TRACT CONVEYED TO CRAIG A. FRISCH OF RECORD IN OFFICIAL RECORD 277, PAGE 1637;

THENCE SOUTH $89^{\circ}10'09''$ EAST, A DISTANCE OF 876.08 FEET WITH THE NORTH LINE OF SAID SOUTH HALF OF SAID SOUTHEAST QUARTER, A NORTH LINE OF SAID PEES TRACT AND A SOUTH LINE OF SAID FRISCH TRACT, TO AN IRON PIN SET;

REFERENCE SURVEY VOL. C
PAGE 1882 IN THE TAX MAP OFFICE
"2023" Tract 2

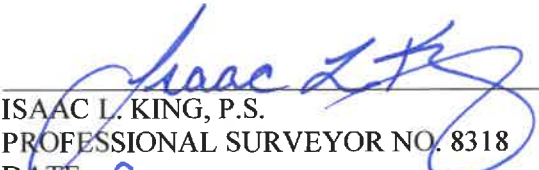
THENCE SOUTH 00°36'55" WEST, A DISTANCE OF 1335.64 FEET OVER AND ACROSS SAID PEES TRACT, WITH A NEW LINE, PASSING IRON PINS SET AT 669.84 FEET AND 1305.64 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 26.844 ACRES OF LAND, OF WHICH 0.603 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

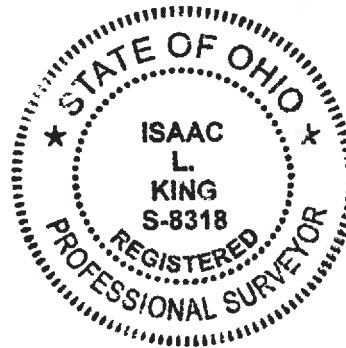
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PRIOR DEED REFERENCES: OFFICIAL RECORD 276, PAGE 2778.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 9-29-2023



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Square area: 1169320.749
Perimeter: 4420.390'

Point of Beginning

Easting: 1695877.3726'
Northing: 394420.7775'

Side 1: Line

Direction: N89° 03' 02"W
Angle: [90.9494 (d)]
Deflection angle: [-89.0506 (d)]
Distance: 877.280'
Easting: 1695000.2130'
Northing: 394435.3142'

Side 2: Line

Direction: N0° 36' 55"E
Angle: [-90.3342 (d)]
Deflection angle: [89.6658 (d)]
Distance: 1332.010'
Easting: 1695014.5167'
Northing: 395767.2474'

Side 3: Line

Direction: S89° 10' 09"E
Angle: [-89.7844 (d)]
Deflection angle: [90.2156 (d)]
Distance: 877.270'
Easting: 1695891.6945'
Northing: 395754.5267'

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Deflection angle: [89.7844 (d)]
Distance: 1333.830'
Easting: 1695877.3712'
Northing: 394420.7737'



Mapcheck 2: TRACT 2

Closure Summary

Precision, 1 part in: 1139016.475'
Error distance: 0.004'
Error direction: N18° 56' 32"W
Area: 1169327.96 Sq. Ft. 26.844 AC.
Square area: 1169327.963
Perimeter: 4421.640'

Point of Beginning

Easting: 1696753.3423'
 Northing: 394406.2608'
 Side 1: Line
 Direction: N89° 03' 02"W
 Angle: [90.9494 (d)]
 Deflection angle: [-89.0506 (d)]
 Distance: 876.090'
 Easting: 1695877.3726'
 Northing: 394420.7777'
 Side 2: Line
 Direction: N0° 36' 55"E
 Angle: [-90.3342 (d)]
 Deflection angle: [89.6658 (d)]
 Distance: 1333.830'
 Easting: 1695891.6958'
 Northing: 395754.5308'
 Side 3: Line
 Direction: S89° 10' 09"E
 Angle: [-89.7844 (d)]
 Deflection angle: [90.2156 (d)]
 Distance: 876.080'
 Easting: 1696767.6837'
 Northing: 395741.8274'
 Side 4: Line
 Direction: S0° 36' 55"W
 Angle: [-90.2156 (d)]
 Deflection angle: [89.7844 (d)]
 Distance: 1335.640'
 Easting: 1696753.3410'
 Northing: 394406.2644'

REFERENCE SURVEY VOL. C
 PAGE 1882 IN THE TAX MAP OFFICE
 "2023" Tract 2

Mapcheck 3: TRACT 3

Closure Summary

Precision, 1 part in: 1188695.962'
 Error distance: 0.003'
 Error direction: N47° 16' 01"E
 Area: 584674.38 Sq. Ft. 13.422 AC.
 Square area: 584674.380
 Perimeter: 3087.700'

Point of Beginning

Easting: 1697633.4750'
 Northing: 394391.6750'

Side 1: Line

Direction: N89° 03' 02"W
 Angle: [90.9494 (d)]
 Deflection angle: [-89.0506 (d)]
 Distance: 880.250'
 Easting: 1696753.3459'
 Northing: 394406.2609'

Side 2: Line
 Direction: N0° 36' 55"E
 Angle: [-90.3342 (d)]
 Deflection angle: [89.6658 (d)]
 Distance: 665.800'
 Easting: 1696760.4955'
 Northing: 395072.0225'

Side 3: Line
 Direction: S89° 06' 27"E
 Angle: [-89.7228 (d)]
 Deflection angle: [90.2772 (d)]
 Distance: 874.930'
 Easting: 1697635.3193'
 Northing: 395058.3942'

Side 4: Line
 Direction: S0° 09' 30"W
 Angle: [-90.7342 (d)]
 Deflection angle: [89.2658 (d)]
 Distance: 666.720'
 Easting: 1697633.4769'
 Northing: 394391.6768'

Mapcheck 4: TRACT 4

Closure Summary

Precision, 1 part in: 612928.003'
 Error distance: 0.005'
 Error direction: N52° 12' 25"E
 Area: 584676.56 Sq. Ft. 13.422 AC.
 Square area: 584676.560
 Perimeter: 3085.170'

Point of Beginning

Easting: 1697635.3183'
 Northing: 395058.3973'

Side 1: Line

Direction: N89° 06' 27"W
 Angle: [90.8925 (d)]
 Deflection angle: [-89.1075 (d)]
 Distance: 874.930'
 Easting: 1696760.4945'
 Northing: 395072.0255'

Side 2: Line

Direction: N0° 36' 55"E
 Angle: [-90.2772 (d)]
 Deflection angle: [89.7228 (d)]
 Distance: 669.840'
 Easting: 1696767.6875'
 Northing: 395741.8269'

Side 3: Line

Direction: S89° 10' 09"E

Angle: [-89.7844 (d)]
Deflection angle: [90.2156 (d)]
Distance: 869.580'
Easting: 1697637.1761'
Northing: 395729.2178'

Side 4: Line

Direction: S0° 09' 30"W
Angle: [-90.6725 (d)]
Deflection angle: [89.3275 (d)]
Distance: 670.820'
Easting: 1697635.3223'
Northing: 395058.4003'



ENGINEERS •
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR BOBBI PEES
13.422 ACRES – TRACT 3
JACKSON TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF JACKSON, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 12 EAST, BEING 13.422 ACRES OUT OF A TRACT CONVEYED TO ROBERTA ANN PEES, ETAL. OF RECORD IN OFFICIAL RECORD 276, PAGE 2778, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A RAILROAD SPIKE FOUND OVER A STONE FOUND AT THE CENTERLINE INTERSECTION OF COUNTY HIGHWAY 70 – (60 FEET IN WIDTH) AND TOWNSHIP HIGHWAY 82 (60 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND A SOUTHEAST CORNER OF SAID PEES TRACT;

THENCE NORTH 89°03'02" WEST, A DISTANCE OF 880.25 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 70, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, AND A SOUTH LINE OF SAID PEES TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH 00°36'55" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°36'55" EAST, A DISTANCE OF 665.80 FEET OVER AND ACROSS SAID PEES TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 30.00 FEET, TO AN IRON PIN SET;

THENCE SOUTH 89°06'27" EAST, A DISTANCE OF 874.93 FEET OVER AND ACROSS SAID PEES TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 844.93 FEET, TO A MAG SPIKE SET ON THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 82, THE EAST LINE OF SAID SOUTHEAST QUARTER, AND AN EAST LINE OF SAID PEES TRACT, SAID MAG SPIKE SET BEING REFERENCED BY SAID IRON PIN SET NORTH 89°06'27" WEST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°90'30" WEST, A DISTANCE OF 666.72 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 82, THE EAST LINE OF SAID SOUTHEAST QUARTER, AND AN EAST LINE OF SAID PEES TRACT, TO THE RAILROAD SPIKE FOUND OVER A STONE FOUND AT THE POINT OF BEGINNING, CONTAINING 13.422 ACRES OF LAND, OF WHICH 1.045 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

REFERENCE SURVEY VOL. C
PAGE 1882 IN THE TAX MAP OFFICE

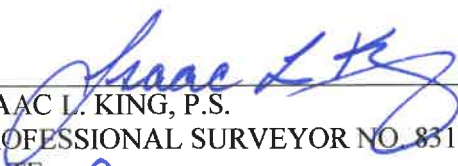
" 2023 " Tract 3

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 SEPTEMBER 2023, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

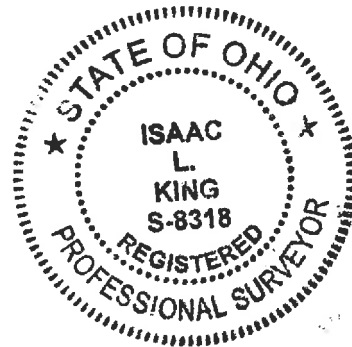
ALL BEARINGS SHOWN HEREIN ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).

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 276, PAGE 2778.



ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 9-29-2023



Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 1081651.548'
Error distance: 0.004'
Error direction: S18° 58' 54"W
Area: 1169320.75 Sq. Ft. 26.844 AC.
Square area: 1169320.749
Perimeter: 4420.390'

Point of Beginning

Easting: 1695877.3726'
Northing: 394420.7775'

Side 1: Line

Direction: N89° 03' 02"W
Angle: [90.9494 (d)]
Deflection angle: [-89.0506 (d)]
Distance: 877.280'
Easting: 1695000.2130'
Northing: 394435.3142'

Side 2: Line

Direction: N0° 36' 55"E
Angle: [-90.3342 (d)]
Deflection angle: [89.6658 (d)]
Distance: 1332.010'
Easting: 1695014.5167'
Northing: 395767.2474'

Side 3: Line

Direction: S89° 10' 09"E
Angle: [-89.7844 (d)]
Deflection angle: [90.2156 (d)]
Distance: 877.270'
Easting: 1695891.6945'
Northing: 395754.5267'

Side 4: Line

Direction: S0° 36' 55"W
Angle: [-90.2156 (d)]
Deflection angle: [89.7844 (d)]
Distance: 1333.830'
Easting: 1695877.3712'
Northing: 394420.7737'



Mapcheck 2: TRACT 2

Closure Summary

Precision, 1 part in: 1139016.475'
Error distance: 0.004'
Error direction: N18° 56' 32"W
Area: 1169327.96 Sq. Ft. 26.844 AC.
Square area: 1169327.963
Perimeter: 4421.640'

Point of Beginning

Easting:	1696753.3423'
Northing:	394406.2608'
Side 1: Line	
Direction:	N89° 03' 02"W
Angle:	[90.9494 (d)]
Deflection angle:	[-89.0506 (d)]
Distance:	876.090'
Easting:	1695877.3726'
Northing:	394420.7777'
Side 2: Line	
Direction:	N0° 36' 55"E
Angle:	[-90.3342 (d)]
Deflection angle:	[89.6658 (d)]
Distance:	1333.830'
Easting:	1695891.6958'
Northing:	395754.5308'
Side 3: Line	
Direction:	S89° 10' 09"E
Angle:	[-89.7844 (d)]
Deflection angle:	[90.2156 (d)]
Distance:	876.080'
Easting:	1696767.6837'
Northing:	395741.8274'
Side 4: Line	
Direction:	S0° 36' 55"W
Angle:	[-90.2156 (d)]
Deflection angle:	[89.7844 (d)]
Distance:	1335.640'
Easting:	1696753.3410'
Northing:	394406.2644'

Mapcheck 3: TRACT 3

Closure Summary

Precision, 1 part in:	1188695.962'
Error distance:	0.003'
Error direction:	N47° 16' 01"E
Area:	584674.38 Sq. Ft. 13.422 AC.
Square area:	584674.380
Perimeter:	3087.700'

Point of Beginning

Easting:	1697633.4750'
Northing:	394391.6750'

Side 1: Line

Direction:	N89° 03' 02"W
Angle:	[90.9494 (d)]
Deflection angle:	[-89.0506 (d)]
Distance:	880.250'
Easting:	1696753.3459'
Northing:	394406.2609'

Side 2: Line
Direction: N0° 36' 55"E
Angle: [-90.3342 (d)]
Deflection angle: [89.6658 (d)]
Distance: 665.800'
Easting: 1696760.4955'
Northing: 395072.0225'

Side 3: Line
Direction: S89° 06' 27"E
Angle: [-89.7228 (d)]
Deflection angle: [90.2772 (d)]
Distance: 874.930'
Easting: 1697635.3193'
Northing: 395058.3942'

Side 4: Line
Direction: S0° 09' 30"W
Angle: [-90.7342 (d)]
Deflection angle: [89.2658 (d)]
Distance: 666.720'
Easting: 1697633.4769'
Northing: 394391.6768'

REFERENCE SURVEY VOL. C
PAGE 1882 IN THE TAX MAP OFFICE
"2023" Tract 3

Mapcheck 4: TRACT 4

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Precision, 1 part in: 612928.003'
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Square area: 584676.560
Perimeter: 3085.170'

Point of Beginning

Easting: 1697635.3183'
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Side 1: Line

Direction: N89° 06' 27"W
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Angle: [-89.7844 (d)]
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Northing: 395729.2178'
Side 4: Line
Direction: S0° 09' 30"W
Angle: [-90.6725 (d)]
Deflection angle: [89.3275 (d)]
Distance: 670.820'
Easting: 1697635.3223'
Northing: 395058.4003'