



ENGINEERS •  
SURVEYORS

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

**LEGAL DESCRIPTION FOR DAVID CLINGER  
1.751 ACRES  
MIFFLIN TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF MIFFLIN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 13 EAST, BEING A 1.751 ACRE TRACT OUT OF A TRACT CONVEYED TO DEBRA E. HARDYMON, JOANNA E. TROXEL, AND THE LIFE ESTATE OF DAVID L. CLINGER OF RECORD IN OFFICIAL RECORD 269, PAGE 2798, 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 ON THE CENTERLINE OF STATE ROUTE 53 (45 FEET IN WIDTH,) THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, AND THE NORTHWEST CORNER OF SAID CLINGER TRACT;

THENCE NORTH 89°51'46" EAST, A DISTANCE OF 447.55 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 53, THE NORTH LINE OF SAID NORTHEAST QUARTER, AND THE NORTH LINE OF SAID CLINGER TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET SOUTH 00°08'14" EAST, A DISTANCE OF 22.50 FEET, SAID MAG SPIKE SET ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°51'46" EAST, A DISTANCE OF 319.45 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 53, THE NORTH LINE OF SAID NORTHEAST QUARTER, AND THE NORTH LINE OF SAID CLINGER TRACT, TO A MAG SPIKE SET AT A NORTHWEST CORNER OF AN EXISTING 0.800 ACRE TRACT ALSO CONVEYED TO DAVID L. CLINGER LIFE ESTATE OF RECORD IN OFFICIAL RECORD 269, PAGE 2798, SAID MAG SPIKE BEING REFERENCED BY AN IRON PIN FOUND SOUTH 00°08'14" EAST, A DISTANCE OF 22.44 FEET;

THENCE SOUTH 00°08'14" EAST, A DISTANCE OF 123.00 FEET WITH THE WEST LINE OF SAID 0.800 ACRE TRACT, PASSING AN IRON PIN FOUND AT 22.44 FEET, TO AN IRON PIN FOUND AT A SOUTHWEST CORNER OF SAID 0.800 ACRE TRACT;

THENCE SOUTH 89°51'46" WEST, A DISTANCE OF 80.93 FEET OVER AND ACROSS SAID CLINGER TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 00°08'14" EAST, A DISTANCE OF 62.69 FEET OVER AND ACROSS SAID CLINGER TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

(1.751A)

REFERENCE SURVEY VOL. C  
PAGE 1883 IN THE TAX MAP OFFICE  
"2023"

THENCE SOUTH 51°57'14" EAST, A DISTANCE OF 22.20 FEET OVER AND ACROSS SAID CLINGER TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 05°39'47" WEST, A DISTANCE OF 74.32 FEET OVER AND ACROSS SAID CLINGER TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 89°51'46" WEST, A DISTANCE OF 248.46 FEET OVER AND ACROSS SAID CLINGER TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

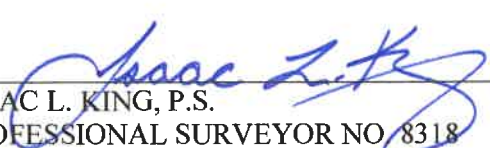
THENCE NORTH 00°08'14" WEST, A DISTANCE OF 273.36 FEET OVER AND ACROSS SAID CLINGER TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 250.86 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 1.751 ACRES OF LAND, OF WHICH 0.165 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

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 OCTOBER 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 269, PG. 2798.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 10-6-2023



Mapcheck 1: tract 1

Closure Summary

Precision, 1 part in: 172976.622'  
Error distance: 0.007'  
Error direction: N7° 07' 18"W  
Area: 76287.11 Sq. Ft. 1.751 acres  
Square area: 76287.109  
Perimeter: 1204.410'

Point of Beginning

Easting: 1738279.5737'  
Northing: 415154.9772'

Side 1: Line

Direction: N89° 51' 46"E  
Angle: [-90.1372 (d)]  
Deflection angle: [89.8628 (d)]  
Distance: 319.450'  
Easting: 1738599.0228'  
Northing: 415155.7422'

Side 2: Line

Direction: S0° 08' 14"E  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 123.000'  
Easting: 1738599.3173'  
Northing: 415032.7426'

Side 3: Line

Direction: S89° 51' 46"W  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 80.930'  
Easting: 1738518.3876'  
Northing: 415032.5488'

Side 4: Line

Direction: S0° 08' 14"E  
Angle: [90.0000 (d)]  
Deflection angle: [-90.0000 (d)]  
Distance: 62.690'  
Easting: 1738518.5377'  
Northing: 414969.8589'

Side 5: Line

Direction: S51° 57' 14"E  
Angle: [128.1833 (d)]  
Deflection angle: [-51.8167 (d)]  
Distance: 22.200'  
Easting: 1738536.0205'  
Northing: 414956.1772'

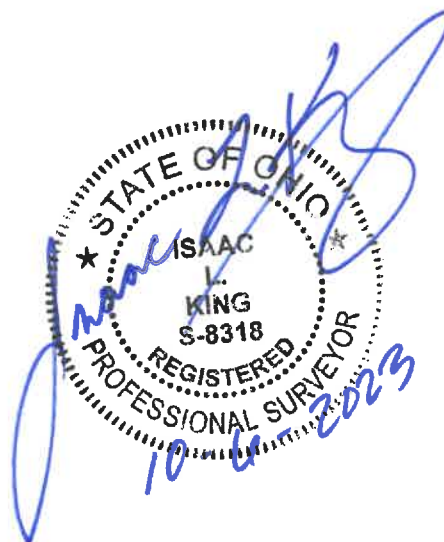
Side 6: Line

Direction: S5° 39' 47"W  
Angle: [-122.3831 (d)]  
Deflection angle: [57.6169 (d)]

REFERENCE SURVEY VOL. C

PAGE 1883 IN THE TAX MAP OFFICE

"2023"



Distance: 74.320'  
Easting: 1738528.6868'  
Northing: 414882.2199'  
Side 7: Line  
Direction: S89° 51' 46"W  
Angle: [-95.8003 (d)]  
Deflection angle: [84.1997 (d)]  
Distance: 248.460'  
Easting: 1738280.2275'  
Northing: 414881.6249'  
Side 8: Line  
Direction: N0° 08' 14"W  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 273.360'  
Easting: 1738279.5728'  
Northing: 415154.9841'

Mapcheck 2: ingress

Closure Summary

Precision, 1 part in: 457860000.000'  
Error distance: 0.000'  
Error direction: S0° 00' 00"E  
Area: 2804.30 Sq. Ft. 0.064 acres  
Square area: 2804.300  
Perimeter: 457.860'

Point of Beginning

Easting: 1738599.0219'  
Northing: 415155.7415'

Side 1: Line

Direction: N89° 51' 46"E  
Angle: [-90.1372 (d)]  
Deflection angle: [89.8628 (d)]  
Distance: 15.000'  
Easting: 1738614.0219'  
Northing: 415155.7774'

Side 2: Line

Direction: S0° 08' 14"E  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 133.000'  
Easting: 1738614.3404'  
Northing: 415022.7778'

Side 3: Line

Direction: S89° 51' 46"W  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 95.930'

Easting:	1738518.4107'
Northing:	415022.5480'
Side 4: Line	
Direction:	N0° 08' 14"W
Angle:	[-90.0000 (d)]
Deflection angle:	[90.0000 (d)]
Distance:	10.000'
Easting:	1738518.3867'
Northing:	415032.5480'
Side 5: Line	
Direction:	N89° 51' 46"E
Angle:	[-90.0000 (d)]
Deflection angle:	[90.0000 (d)]
Distance:	80.930'
Easting:	1738599.3165'
Northing:	415032.7418'
Side 6: Line	
Direction:	N0° 08' 14"W
Angle:	[90.0000 (d)]
Deflection angle:	[-90.0000 (d)]
Distance:	123.000'
Easting:	1738599.0219'
Northing:	415155.7415'

#### Mapcheck 3: well

##### Closure Summary

Precision, 1 part in:	55340000.000'	
Error distance:	0.000'	
Error direction:	N0° 00' 00"E	
Area:	176.70 Sq. Ft.	0.004 acres
Square area:	176.700	
Perimeter:	55.340'	

##### Point of Beginning

Easting:	1738599.2586'
Northing:	415056.8103'

##### Side 1: Line

Direction:	S0° 08' 14"E
Angle:	[-0.1372 (d)]
Deflection angle:	[179.8628 (d)]
Distance:	10.000'
Easting:	1738599.2826'
Northing:	415046.8103'

##### Side 2: Line

Direction:	S89° 51' 46"W
Angle:	[-90.0000 (d)]
Deflection angle:	[90.0000 (d)]

Distance: 17.670'  
Easting: 1738581.6126'  
Northing: 415046.7680'

Side 3: Line

Direction: N0° 08' 14"W  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 10.000'  
Easting: 1738581.5887'  
Northing: 415056.7680'

Side 4: Line

Direction: N89° 51' 46"E  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 17.670'  
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Northing: 415056.8103'



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**LEGAL DESCRIPTION FOR DAVID CLINGER  
0.064 ACRE INGRESS/EGRESS EASEMENT  
MIFFLIN TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF MIFFLIN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 13 EAST, BEING A 0.064 ACRE INGRESS/EGRESS EASEMENT OVER A TRACT CONVEYED TO DEBRA E. HARDYMON, JOANNA E. TROXEL, AND THE LIFE ESTATE OF DAVID L. CLINGER OF RECORD IN OFFICIAL RECORD 269, PAGE 2798, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE ON THE CENTERLINE OF STATE ROUTE 53 (45 FEET IN WIDTH,) THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, AND THE NORTHWEST CORNER OF SAID CLINGER TRACT;

THENCE NORTH 89°51'46" EAST, A DISTANCE OF 767.00 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 53, THE NORTH LINE OF SAID NORTHEAST QUARTER, AND THE NORTH LINE OF SAID CLINGER TRACT, TO A POINT AT A NORTHWEST CORNER OF AN EXISTING 0.800 ACRE TRACT ALSO CONVEYED TO DAVID L. CLINGER LIFE ESTATE OF RECORD IN OFFICIAL RECORD 269, PAGE 2798 AND ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°51'46" EAST, A DISTANCE OF 15.00 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 53, THE NORTH LINE OF SAID NORTHEAST QUARTER, AND THE NORTH LINE OF SAID 0.800 ACRE TRACT, TO A POINT;

THENCE SOUTH 00°08'14" EAST, A DISTANCE OF 133.00 FEET OVER AND ACROSS SAID 0.800 ACRE TRACT AND SAID CLINGER TRACT, TO A POINT;

THENCE SOUTH 89°51'46" WEST, A DISTANCE OF 95.93 FEET OVER AND ACROSS SAID CLINGER TRACT, TO A POINT;

THENCE NORTH 00°08'14" WEST, A DISTANCE OF 10.00 FEET OVER AND ACROSS SAID CLINGER TRACT, TO A POINT;

THENCE NORTH 89°51'46" EAST, A DISTANCE OF 80.93 FEET OVER AND ACROSS SAID CLINGER TRACT, TO A POINT ON A SOUTHWEST CORNER OF SAID 0.800 ACRE TRACT;

EASEMENT  
0.064A

REFERENCE SURVEY VOL. \_\_\_\_\_  
PAGE 1883 IN THE TAX MAP OFFICE

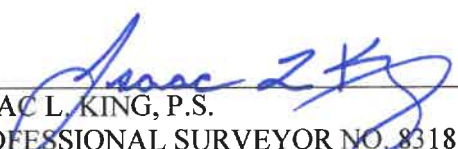
" 2023 "

THENCE NORTH 00°08'14" WEST, A DISTANCE OF 123.00 FEET WITH THE WEST LINE OF SAID 0.800 ACRE TRACT, TO THE POINT OF BEGINNING, CONTAINING 0.064 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 OCTOBER 2023, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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PRIOR DEED REFERENCES: OFFICIAL RECORD 269, PG. 2798.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 10-6-2023





Mapcheck 1: tract 1

Closure Summary

Precision, 1 part in: 172976.622'  
Error distance: 0.007'  
Error direction: N7° 07' 18"W  
Area: 76287.11 Sq. Ft. 1.751 acres  
Square area: 76287.109  
Perimeter: 1204.410'

Point of Beginning

Easting: 1738279.5737'  
Northing: 415154.9772'

Side 1: Line

Direction: N89° 51' 46"E  
Angle: [-90.1372 (d)]  
Deflection angle: [89.8628 (d)]  
Distance: 319.450'  
Easting: 1738599.0228'  
Northing: 415155.7422'

Side 2: Line

Direction: S0° 08' 14"E  
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Deflection angle: [90.0000 (d)]  
Distance: 123.000'  
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Northing: 415032.7426'

Side 3: Line

Direction: S89° 51' 46"W  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 80.930'  
Easting: 1738518.3876'  
Northing: 415032.5488'

Side 4: Line

Direction: S0° 08' 14"E  
Angle: [90.0000 (d)]  
Deflection angle: [-90.0000 (d)]  
Distance: 62.690'  
Easting: 1738518.5377'  
Northing: 414969.8589'

Side 5: Line

Direction: S51° 57' 14"E  
Angle: [128.1833 (d)]  
Deflection angle: [-51.8167 (d)]  
Distance: 22.200'  
Easting: 1738536.0205'  
Northing: 414956.1772'

Side 6: Line

Direction: S5° 39' 47"W  
Angle: [-122.3831 (d)]  
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Distance: 74.320'  
Easting: 1738528.6868'  
Northing: 414882.2199'  
Side 7: Line  
Direction: S89° 51' 46"W  
Angle: [-95.8003 (d)]  
Deflection angle: [84.1997 (d)]  
Distance: 248.460'  
Easting: 1738280.2275'  
Northing: 414881.6249'  
Side 8: Line  
Direction: N0° 08' 14"W  
Angle: [-90.0000 (d)]  
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Distance: 273.360'  
Easting: 1738279.5728'  
Northing: 415154.9841'

Mapcheck 2: ingress

Closure Summary

Precision, 1 part in: 457860000.000'  
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Error direction: S0° 00' 00"E  
Area: 2804.30 Sq. Ft. 0.064 acres  
Square area: 2804.300  
Perimeter: 457.860'

Point of Beginning

Easting: 1738599.0219'  
Northing: 415155.7415'

Side 1: Line

Direction: N89° 51' 46"E  
Angle: [-90.1372 (d)]  
Deflection angle: [89.8628 (d)]  
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Direction: S89° 51' 46"W  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 95.930'

REFERENCE SURVEY VOL. C  
PAGE 1883 IN THE TAX MAP OFFICE

"2023"

Easting: 1738518.4107'  
 Northing: 415022.5480'  
 Side 4: Line  
 Direction: N0° 08' 14"W  
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 Distance: 10.000'  
 Easting: 1738518.3867'  
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 Side 5: Line  
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 Distance: 80.930'  
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 Side 6: Line  
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 Angle: [90.0000 (d)]  
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 Distance: 123.000'  
 Easting: 1738599.0219'  
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#### Mapcheck 3: well

##### Closure Summary

Precision, 1 part in: 55340000.000'  
 Error distance: 0.000'  
 Error direction: N0° 00' 00"E  
 Area: 176.70 Sq. Ft. 0.004 acres  
 Square area: 176.700  
 Perimeter: 55.340'

##### Point of Beginning

Easting: 1738599.2586'  
 Northing: 415056.8103'

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Direction: S0° 08' 14"E  
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**LEGAL DESCRIPTION FOR DAVID CLINGER  
176 SQUARE FEET ~ 0.004 ACRE WELL EASEMENT  
MIFFLIN TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF MIFFLIN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 13 EAST, BEING A 176 SQUARE FEET – 0.004 ACRE WELL EASEMENT OVER A TRACT CONVEYED TO DEBRA E. HARDYMON, JOANNA E. TROXEL, AND THE LIFE ESTATE OF DAVID L. CLINGER OF RECORD IN OFFICIAL RECORD 269, PAGE 2798, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THENCE SOUTH 00°08'14" EAST, A DISTANCE OF 98.93 FEET WITH THE WEST LINE OF SAID 0.800 ACRE TRACT, TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°08'14" EAST, A DISTANCE OF 10.00 FEET WITH THE WEST LINE OF SAID 0.800 ACRE TRACT, TO A POINT;

THENCE SOUTH 89°51'46" WEST, A DISTANCE OF 17.67 FEET OVER AND ACROSS SAID CLINGER TRACT, TO A POINT;

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LEASEMENT  
0.004A

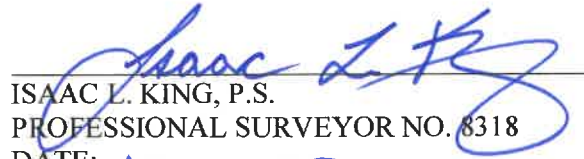
REFERENCE SURVEY VOL. C  
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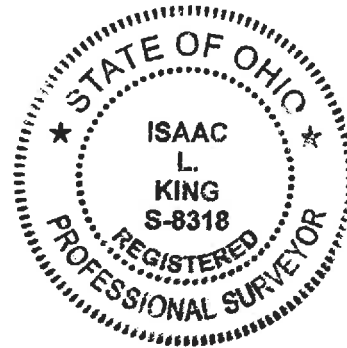
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ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 10-6-2023



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 Direction: S89° 51' 46"W  
 Angle: [-95.8003 (d)]  
 Deflection angle: [84.1997 (d)]  
 Distance: 248.460'  
 Easting: 1738280.2275'  
 Northing: 414881.6249'  
 Side 8: Line  
 Direction: N0° 08' 14"W  
 Angle: [-90.0000 (d)]  
 Deflection angle: [90.0000 (d)]  
 Distance: 273.360'  
 Easting: 1738279.5728'  
 Northing: 415154.9841'

#### Mapcheck 2: ingress

##### Closure Summary

Precision, 1 part in: 457860000.000'  
 Error distance: 0.000'  
 Error direction: S0° 00' 00"E  
 Area: 2804.30 Sq. Ft. 0.064 acres  
 Square area: 2804.300  
 Perimeter: 457.860'

##### Point of Beginning

Easting: 1738599.0219'  
 Northing: 415155.7415'

##### Side 1: Line

Direction: N89° 51' 46"E  
 Angle: [-90.1372 (d)]  
 Deflection angle: [89.8628 (d)]  
 Distance: 15.000'  
 Easting: 1738614.0219'  
 Northing: 415155.7774'

##### Side 2: Line

Direction: S0° 08' 14"E  
 Angle: [-90.0000 (d)]  
 Deflection angle: [90.0000 (d)]  
 Distance: 133.000'  
 Easting: 1738614.3404'  
 Northing: 415022.7778'

##### Side 3: Line

Direction: S89° 51' 46"W  
 Angle: [-90.0000 (d)]  
 Deflection angle: [90.0000 (d)]  
 Distance: 95.930'



Easting: 1738518.4107'  
Northing: 415022.5480'  
Side 4: Line  
Direction: N0° 08' 14"W  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 10.000'  
Easting: 1738518.3867'  
Northing: 415032.5480'  
Side 5: Line  
Direction: N89° 51' 46"E  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 80.930'  
Easting: 1738599.3165'  
Northing: 415032.7418'  
Side 6: Line  
Direction: N0° 08' 14"W  
Angle: [90.0000 (d)]  
Deflection angle: [-90.0000 (d)]  
Distance: 123.000'  
Easting: 1738599.0219'  
Northing: 415155.7415'

Mapcheck 3: well

Closure Summary

Precision, 1 part in: 55340000.000'  
Error distance: 0.000'  
Error direction: N0° 00' 00"E  
Area: 176.70 Sq. Ft. 0.004 acres  
Square area: 176.700  
Perimeter: 55.340'

Point of Beginning

Easting: 1738599.2586'  
Northing: 415056.8103'

Side 1: Line

Direction: S0° 08' 14"E  
Angle: [-0.1372 (d)]  
Deflection angle: [179.8628 (d)]  
Distance: 10.000'  
Easting: 1738599.2826'  
Northing: 415046.8103'

Side 2: Line

Direction: S89° 51' 46"W  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]

REFERENCE SURVEY VOL. C

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"2023"

Distance: 17.670'  
Easting: 1738581.6126'  
Northing: 415046.7680'

Side 3: Line

Direction: N0° 08' 14"W  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 10.000'  
Easting: 1738581.5887'  
Northing: 415056.7680'

Side 4: Line

Direction: N89° 51' 46"E  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 17.670'  
Easting: 1738599.2586'  
Northing: 415056.8103'