



ENGINEERS •  
SURVEYORS

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**LEGAL DESCRIPTION FOR SARAH SPIEGEL  
2.000 ACRES  
SALEM TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF SALEM, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 13 EAST, BEING A 2.000 ACRE TRACT OUT OF A TRACT CONVEYED TO MATTHEW D. BOES TRUSTEE OF RECORD IN OFFICIAL RECORD 239, PAGE 2200, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A MAG SPIKE FOUND OVER A STONE ON THE CENTERLINE OF COUNTY HIGHWAY 95 (40 FEET IN WIDTH,) THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THE NORTHWEST CORNER OF SAID BOES TRACT, AND THE SOUTHWEST CORNER OF A TRACT CONVEYED KENNETH J. AND CORA L. DERR OF RECORD IN OFFICIAL RECORD 278, PAGE 1210;

THENCE SOUTH 89°07'31" EAST, A DISTANCE OF 435.62 FEET WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, THE NORTH LINE OF SAID BOES TRACT, AND THE SOUTH LINE OF SAID DERR TRACT, PASSING AN IRON PIN FOUND AT 20.00 FEET, TO AN IRON PIN SET;

THENCE SOUTH 00°20'52" WEST, A DISTANCE OF 200.00 FEET OVER AND ACROSS SAID BOES TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 89°07'31" WEST, A DISTANCE OF 435.62 FEET OVER AND ACROSS SAID BOES TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 415.62 FEET, TO A MAG SPIKE SET AND BEING REFERENCED BY SAID IRON PIN SET SOUTH 89°07'31" EAST, A DISTANCE OF 20.00 FEET, SAID MAG SPIKE SET BEING ON THE CENTERLINE OF SAID COUNTY HIGHWAY 95, THE WEST LINE OF SAID SOUTHWEST QUARTER, THE WEST LINE OF SAID BOES TRACT;

THENCE NORTH 00°20'52" EAST, A DISTANCE OF 200.00 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 95, A WEST LINE OF SAID SOUTHWEST QUARTER, AND A WEST LINE OF BOES TRACT, TO THE MAG SPIKE FOUND AT THE POINT OF BEGINNING, CONTAINING 2.000 ACRES OF LAND, OF WHICH 0.092 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

REFERENCE SURVEY VOL.

C

PAGE

1899

IN THE TAX MAP OFFICE

112024

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 MARCH 2024, 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 239, PAGE 2200.

*Isaac L. King*  
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ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 3-15-2024



Mapcheck 3: SPIEGEL

Closure Summary

Precision, 1 part in: 1271240000.000'  
Error distance: 0.000'  
Error direction: N0° 00' 00"E  
Area: 87120.32 Sq. Ft. 2.000 ACRES  
Square area: 87120.315  
Perimeter: 1271.240'  
Point of Beginning  
Easting: 1714291.0570'  
Northing: 433867.7560'  
Side 1: Line  
Direction: S89° 07' 31"E  
Angle: [-89.1253 (d)]  
Deflection angle: [90.8747 (d)]  
Distance: 435.620'  
Easting: 1714726.6262'  
Northing: 433861.1057'  
Side 2: Line  
Direction: S0° 20' 52"W  
Angle: [-90.5269 (d)]  
Deflection angle: [89.4731 (d)]  
Distance: 200.000'  
Easting: 1714725.4123'  
Northing: 433661.1094'  
Side 3: Line  
Direction: N89° 07' 31"W  
Angle: [-89.4731 (d)]  
Deflection angle: [90.5269 (d)]  
Distance: 435.620'  
Easting: 1714289.8430'  
Northing: 433667.7597'  
Side 4: Line  
Direction: N0° 20' 52"E  
Angle: [-90.5269 (d)]  
Deflection angle: [89.4731 (d)]  
Distance: 200.000'  
Easting: 1714291.0570'  
Northing: 433867.7560'



REFERENCE SURVEY VOL. C  
PAGE 1899 IN THE TAX MAP OFFICE  
"2024"