



ENGINEERS •
SURVEYORS

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

**LEGAL DESCRIPTION FOR PAUL EMICK
1.749 ACRE TRACT 1
ANTRIM TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF ANTRIM, BEING PART OF LOTS 1 AND 2 OF THE WYANDOT INDIAN RESERVATION IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 15 EAST, BEING A 1.749 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO JOAB S. GERHART OF RECORD IN OFFICIAL RECORD 236, PAGE 1171, 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 STATE ROUTE 231 (WIDTH VARIES) AND TOWNSHIP HIGHWAY 62 (40 FEET IN WIDTH), BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION, AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO MICHAEL D. FEICHTNER, ETAL OF RECORD IN OFFICIAL RECORD 263, PAGE 523;

THENCE SOUTH 00°22'15" WEST, A DISTANCE OF 639.08 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 231, THE WEST LINE OF SAID NORTHWEST QUARTER, AND A WEST LINE OF SAID FEICHTNER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND NORTH 89°33'15" EAST, A DISTANCE OF 30.83 FEET, SAID POINT BEING A NORTHWEST CORNER OF SAID GERHART TRACT, A SOUTHWEST CORNER OF SAID FEICHTNER TRACT, AND ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 89°33'15" EAST, A DISTANCE OF 318.01 FEET WITH THE NORTH LINE OF SAID GERHART TRACT AND A SOUTH LINE OF SAID FEICHTNER TRACT, PASSING AN IRON PIN FOUND AT 30.83 FEET, TO AN IRON PIPE FOUND AT A NORTHEAST CORNER OF SAID GERHART TRACT, AND A NORTHWEST CORNER OF ANOTHER TRACT CONVEYED TO MICHAEL D. FEICHTNER ETAL OF RECORD IN OFFICIAL RECORD 263, PAGE 523;

THENCE SOUTH 00°25'30" WEST, A DISTANCE OF 239.73 FEET WITH AN EAST LINE OF SAID GERHART TRACT AND A WEST LINE OF SAID FEICHTNER TRACT, PASSING AN IRON PIPE FOUND AT 199.89 FEET, TO AN IRON PIN SET;

REFERENCE SURVEY VOL. C

PAGE 1907 IN THE TAX MAP OFFICE

"2024" Tract 1

THENCE SOUTH 89°33'15" WEST, A DISTANCE OF 317.78 FEET OVER AND ACROSS SAID GERHART TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 271.48 FEET ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROUTE 231, TO A MAG SPIKE SET BEING REFRENCED BY AN IRON PIN SET NORTH 89°33'15" EAST, A DISTANCE OF 46.30 FEET, SAID MAG SPIKE SET ON THE CENTERLINE OF SAID STATE ROUTE 231, THE WEST LINE OF SAID NORTHWEST QUARTER, AND THE WEST LINE OF SAID GERHART TRACT;

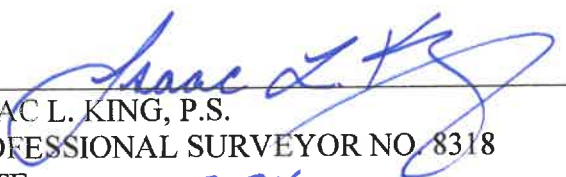
THENCE NORTH 00°22'15" EAST, A DISTANCE OF 239.72 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 231, THE WEST LINE OF SAID NORTHWEST QUARTER, AND THE WEST LINE OF SAID GERHART TRACT, TO THE POINT OF BEGINNING, CONTAINING 1.749 ACRES OF LAND, OF WHICH 0.196 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

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 MAY 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 236, PAGE 1171.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 5-16-2024



Mapcheck 2: TRACT 1

Closure Summary

Precision, 1 part in: 150510.881'
Error distance: 0.007'
Error direction: S26° 24' 51"E
Area: 76199.77 Sq. Ft. 1.749 ACRES
Square area: 76199.766
Perimeter: 1115.240'

Point of Beginning

Easting: 1793801.2512'
Northing: 403749.3487'

Side 1: Line

Direction: N89° 33' 15"E
Angle: [-90.4458 (d)]
Deflection angle: [89.5542 (d)]
Distance: 318.010'
Easting: 1794119.2516'
Northing: 403751.8232'

Side 2: Line

Direction: S0° 25' 30"W
Angle: [-89.1292 (d)]
Deflection angle: [90.8708 (d)]
Distance: 239.730'
Easting: 1794117.4734'
Northing: 403512.0998'

Side 3: Line

Direction: S89° 33' 15"W
Angle: [-90.8708 (d)]
Deflection angle: [89.1292 (d)]
Distance: 317.780'
Easting: 1793799.7030'
Northing: 403509.6271'

Side 4: Line

Direction: N0° 22' 15"E
Angle: [-89.1833 (d)]
Deflection angle: [90.8167 (d)]
Distance: 239.720'
Easting: 1793801.2545'
Northing: 403749.3421'

REFERENCE SURVEY VOL. C
PAGE 1907 IN THE TAX MAP OFFICE

"2024" Tract 1



Mapcheck 3: TRACT 2

Closure Summary

Precision, 1 part in: 444317.325'
Error distance: 0.004'
Error direction: S33° 37' 59"W
Area: 174229.18 Sq. Ft. 4.000 ACRES

Square area: 174229.184
Perimeter: 1798.750'
Point of Beginning
Easting: 1793799.6995'
Northing: 403509.6320'
Side 1: Line
Direction: N89° 33' 15"E
Angle: [-90.4458 (d)]
Deflection angle: [89.5542 (d)]
Distance: 317.780'
Easting: 1794117.4699'
Northing: 403512.1047'
Side 2: Line
Direction: S0° 25' 30"W
Angle: [-89.1292 (d)]
Deflection angle: [90.8708 (d)]
Distance: 468.740'
Easting: 1794113.9930'
Northing: 403043.3776'
Side 3: Line
Direction: N86° 02' 48"W
Angle: [-86.4717 (d)]
Deflection angle: [93.5283 (d)]
Distance: 85.740'
Easting: 1794028.4570'
Northing: 403049.2888'
Side 4: Line
Direction: S2° 32' 52"W
Angle: [88.5944 (d)]
Deflection angle: [-91.4056 (d)]
Distance: 121.100'
Easting: 1794023.0738'
Northing: 402928.3085'
Side 5: Line
Direction: N89° 13' 21"W
Angle: [-91.7703 (d)]
Deflection angle: [88.2297 (d)]
Distance: 227.140'
Easting: 1793795.9547'
Northing: 402931.3907'
Side 6: Line
Direction: N0° 22' 15"E
Angle: [-90.4067 (d)]
Deflection angle: [89.5933 (d)]
Distance: 578.250'
Easting: 1793799.6973'
Northing: 403509.6286'



ENGINEERS •
SURVEYORS

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

**LEGAL DESCRIPTION FOR PAUL EMICK
4.000 ACRE TRACT 2
ANTRIM TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF ANTRIM, BEING PART OF LOTS 1 AND 2 OF THE WYANDOT INDIAN RESERVATION IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 15 EAST, BEING A 4.000 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO JOAB S. GERHART OF RECORD IN OFFICIAL RECORD 236, PAGE 1171, 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 STATE ROUTE 231 (WIDTH VARIES) AND TOWNSHIP HIGHWAY 62 (40 FEET IN WIDTH), BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION, AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO MICHAEL D. FEICHTNER, ETAL OF RECORD IN OFFICIAL RECORD 263, PAGE 523;

THENCE SOUTH $00^{\circ}22'15''$ WEST, A DISTANCE OF 639.08 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 231, THE WEST LINE OF SAID NORTHWEST QUARTER, AND A WEST LINE OF SAID FEICHTNER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND NORTH $89^{\circ}33'15''$ EAST, A DISTANCE OF 30.83 FEET, SAID POINT BEING A NORTHWEST CORNER OF SAID GERHART TRACT AND A SOUTHWEST CORNER OF SAID FEICHTNER TRACT;

THENCE CONTINUING SOUTH $00^{\circ}22'15''$ WEST, A DISTANCE OF 239.72 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 231, THE WEST LINE OF SAID NORTHWEST QUARTER, AND A WEST LINE OF SAID GERHART TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH $89^{\circ}33'15''$ EAST, A DISTANCE OF 46.30 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH $89^{\circ}33'15''$ EAST, A DISTANCE OF 317.78 FEET OVER AND ACROSS SAID GERHART TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 46.30 FEET, TO AN IRON PIN SET ON THE EAST LINE OF SAID GERHART TRACT AND A WEST LINE OF ANOTHER TRACT CONVEYED TO MICHAEL D. FEICHTNER ETAL OF RECORD IN OFFICIAL RECORD 263, PAGE 523;

REFERENCE SURVEY VOL. C
PAGE 1907 IN THE TAX MAP OFFICE

"2024" Tract 2

THENCE SOUTH 00°25'30" WEST, A DISTANCE OF 468.74 FEET WITH AN EAST LINE OF SAID GERHART TRACT AND A WEST LINE OF SAID FEICHTNER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIPE FOUND NORTH 00°25'30" EAST, A DISTANCE OF 0.34 FEET, SAID POINT BEING A SOUTHEAST CORNER OF SAID GERHART TRACT AND A NORTH LINE OF A TRACT CONVEYED TO TYLER AUSTIN MILLER, ETAL OF RECORD IN OFFICIAL RECORD 275, PAGE 771;

THENCE NORTH 86°02'48" WEST, A DISTANCE OF 85.74 FEET WITH A SOUTH LINE OF SAID GERHART TRACT AND A NORTH LINE OF SAID MILLER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH 02°32'52" WEST, A DISTANCE OF 1.00 FEET;

THENCE SOUTH 02°32'52" WEST, A DISTANCE OF 121.10 FEET WITH AN EAST LINE OF SAID GERHART TRACT AND A WEST LINE OF SAID MILLER TRACT, PASSING AN IRON PIN SET AT 1.00 FOOT AND AN IRON PIN FOUND AT 120.10 FEET, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND NORTH 02°32'52" EAST, A DISTANCE OF 1.00 FEET;

THENCE NORTH 89°13'21" WEST, A DISTANCE OF 227.14 FEET WITH A SOUTH LINE OF SAID GERHART TRACT AND A NORTH LINE OF SAID MILLER TRACT, PASSING AN IRON PIN FOUND AT 152.32 FEET, TO A POINT BEING REFERENCED BY SAID IRON PIN FOUND SOUTH 89°13'21" EAST, A DISTANCE OF 74.82 FEET, SAID POINT BEING ON THE CENTERLINE OF SAID STATE ROUTE 231, THE WEST LINE OF SAID NORTHWEST QUARTER, THE SOUTHWEST CORNER OF SAID GERHART TRACT, AND THE NORTHWEST CORNER OF SAID MILLER TRACT;

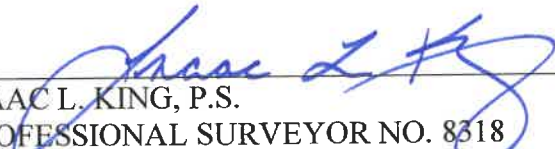
THENCE NORTH 0°22'15" EAST, A DISTANCE OF 578.25 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 231, THE WEST LINE OF SAID NORTHWEST QUARTER, AND THE WEST LINE OF SAID GERHART TRACT, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 4.000 ACRES OF LAND, OF WHICH 0.922 ACRES ARE IN THE RIGHT-OF-WAY, 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 MAY 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 236, PAGE 1171.



ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 5-16-2024



Mapcheck 2: TRACT 1

Closure Summary

Precision, 1 part in: 150510.881'
Error distance: 0.007'
Error direction: S26° 24' 51"E
Area: 76199.77 Sq. Ft. 1.749 ACRES
Square area: 76199.766
Perimeter: 1115.240'

Point of Beginning

Easting: 1793801.2512'
Northing: 403749.3487'

Side 1: Line

Direction: N89° 33' 15"E
Angle: [-90.4458 (d)]
Deflection angle: [89.5542 (d)]
Distance: 318.010'
Easting: 1794119.2516'
Northing: 403751.8232'

Side 2: Line

Direction: S0° 25' 30"W
Angle: [-89.1292 (d)]
Deflection angle: [90.8708 (d)]
Distance: 239.730'
Easting: 1794117.4734'
Northing: 403512.0998'

Side 3: Line

Direction: S89° 33' 15"W
Angle: [-90.8708 (d)]
Deflection angle: [89.1292 (d)]
Distance: 317.780'
Easting: 1793799.7030'
Northing: 403509.6271'

Side 4: Line

Direction: N0° 22' 15"E
Angle: [-89.1833 (d)]
Deflection angle: [90.8167 (d)]
Distance: 239.720'
Easting: 1793801.2545'
Northing: 403749.3421'



Mapcheck 3: TRACT 2

Closure Summary

Precision, 1 part in: 444317.325'
Error distance: 0.004'
Error direction: S33° 37' 59"W
Area: 174229.18 Sq. Ft.

REFERENCE SURVEY VOL. C

PAGE 1901

IN THE TAX MAP OFFICE

4.000 ACRES

"2024" Tract 2

Square area:	174229.184
Perimeter:	1798.750'
Point of Beginning	
Easting:	1793799.6995'
Northing:	403509.6320'
Side 1: Line	
Direction:	N89° 33' 15"E
Angle:	[-90.4458 (d)]
Deflection angle:	[89.5542 (d)]
Distance:	317.780'
Easting:	1794117.4699'
Northing:	403512.1047'
Side 2: Line	
Direction:	S0° 25' 30"W
Angle:	[-89.1292 (d)]
Deflection angle:	[90.8708 (d)]
Distance:	468.740'
Easting:	1794113.9930'
Northing:	403043.3776'
Side 3: Line	
Direction:	N86° 02' 48"W
Angle:	[-86.4717 (d)]
Deflection angle:	[93.5283 (d)]
Distance:	85.740'
Easting:	1794028.4570'
Northing:	403049.2888'
Side 4: Line	
Direction:	S2° 32' 52"W
Angle:	[88.5944 (d)]
Deflection angle:	[-91.4056 (d)]
Distance:	121.100'
Easting:	1794023.0738'
Northing:	402928.3085'
Side 5: Line	
Direction:	N89° 13' 21"W
Angle:	[-91.7703 (d)]
Deflection angle:	[88.2297 (d)]
Distance:	227.140'
Easting:	1793795.9547'
Northing:	402931.3907'
Side 6: Line	
Direction:	N0° 22' 15"E
Angle:	[-90.4067 (d)]
Deflection angle:	[89.5933 (d)]
Distance:	578.250'
Easting:	1793799.6973'
Northing:	403509.6286'