



ENGINEERS • SURVEYORS

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**LEGAL DESCRIPTION FOR DENNIS PFEIFER  
110.696 ACRES**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY AND TOWNSHIP OF CRANE, BEING PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING A 110.696 ACRE TRACT AS CONVEYED TO DENNIS E. PFEIFER OF RECORD IN DEED BOOK 192, PAGE 964, DEED BOOK 193, PAGE 337, DEED BOOK 193, PAGE 785, DEED BOOK 204, PAGE 298, RECORDS REFER TO COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A  $\frac{3}{4}$  INCH IRON PIN IN MONUMENT BOX FOUND MARKING THE INTERSECTION OF THE CENTERLINE OF HOUP DRIVE (100' IN WIDTH) AND THE CENTERLINE OF STATE HIGHWAY 199 – NORTH WARPOLE STREET (RIGHT-OF-WAY VARIES);

THENCE NORTH  $23^{\circ}47'29''$  WEST, A DISTANCE OF 54.62 FEET ALONG THE CENTERLINE OF STATE HIGHWAY 199 TO A PK NAIL FOUND (BEING REFERENCED BY A  $\frac{3}{4}$  INCH IRON PIN AND MONUMENT BOX FOUND SOUTH  $23^{\circ}47'29''$  EAST, A DISTANCE OF 54.62 FEET), SAID PK NAIL MARKING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CENTERLINE NORTH  $23^{\circ}47'29''$  WEST, A DISTANCE OF 733.34 FEET TO A PK NAIL FOUND (BEING REFERENCED BY AN IRON PIN SET NORTH  $14^{\circ}10'05''$  EAST, A DISTANCE OF 73.39 FEET)

THENCE CONTINUING ALONG SAID CENTERLINE NORTH  $23^{\circ}39'49''$  WEST, A DISTANCE OF 77.45 FEET TO A PK NAIL FOUND (BEING REFERENCED BY AN IRON PIN SET NORTH  $89^{\circ}43'43''$  EAST, A DISTANCE OF 49.03 FEET), SAID PK NAIL FOUND MARKING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THOMAS L. NIEDERKOHR, ETUX OF RECORD IN DEED BOOK 188, PAGE 581;

THENCE NORTH  $89^{\circ}43'43''$  EAST, A DISTANCE OF 249.13 FEET (PASSING AN IRON PIN SET AT A DISTANCE OF 49.03 FEET) WITH THE SOUTH LINE OF SAID NIEDERKOHR TRACT TO A  $\frac{1}{2}$  INCH IRON PIPE FOUND;

THENCE NORTH  $00^{\circ}16'24''$  WEST, A DISTANCE OF 128.06 FEET WITH THE EAST LINE OF SAID NIEDERKOHR TRACT TO A  $\frac{3}{4}$  INCH IRON PIPE FOUND;

THENCE SOUTH  $89^{\circ}43'43''$  WEST, A DISTANCE OF 304.52 FEET WITH THE NORTH LINE OF SAID NIEDERKOHR TRACT (PASSING AN IRON PIN SET AT A DISTANCE OF 255.49 FEET) TO A PK NAIL FOUND ON THE CENTERLINE OF STATE HIGHWAY 199, SAID PK NAIL FOUND BEING REFERENCED BY AN IRON PIN SET NORTH  $89^{\circ}43'43''$  EAST, A DISTANCE OF 49.03 FEET;

(110.696A)

THENCE NORTH  $23^{\circ}39'49''$  WEST, A DISTANCE OF 303.32 FEET ALONG THE CENTERLINE OF SAID STATE HIGHWAY 199 TO A PK NAIL FOUND (BEING REFERENCED BY AN IRON PIPE FOUND SOUTH  $89^{\circ}59'56''$  EAST, A DISTANCE OF 49.18 FEET) SAID PK FOUND MARKING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO CHAD S. BAKER, ETUX OF RECORD IN OFFICIAL RECORD 149, PAGE 350;

THENCE SOUTH  $89^{\circ}59'56''$  EAST, A DISTANCE OF 122.24 FEET WITH THE SOUTH LINE OF SAID BAKER TRACT (PASSING AN IRON PIPE FOUND AT A DISTANCE OF 49.18 FEET) TO A  $\frac{1}{2}$  INCH IRON PIPE FOUND ON THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH  $00^{\circ}01'18''$  EAST, A DISTANCE OF 6.10 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND AN EAST LINE OF SAID BAKER TRACT TO A POINT, BEING REFERENCED BY A  $\frac{1}{2}$  INCH IRON PIPE FOUND SOUTH  $17^{\circ}33'43''$  WEST, A DISTANCE OF 0.19 FEET;

THENCE NORTH  $89^{\circ}58'43''$  EAST, A DISTANCE OF 86.00 FEET WITH A SOUTH LINE OF SAID BAKER TRACT TO A POINT, BEING REFERENCED BY A  $\frac{1}{2}$  INCH IRON PIPE FOUND NORTH  $87^{\circ}55'49''$  WEST, A DISTANCE OF 0.11 FEET;

THENCE NORTH  $00^{\circ}01'18''$  EAST, A DISTANCE OF 155.00 FEET WITH AN EAST LINE OF SAID BAKER TRACT TO A POINT, BEING REFERENCED BY A  $\frac{1}{2}$  INCH IRON PIPE FOUND SOUTH  $47^{\circ}51'39''$  WEST, A DISTANCE OF 0.05 FEET;

THENCE SOUTH  $89^{\circ}58'43''$  WEST, A DISTANCE OF 86.00 FEET WITH A NORTH LINE OF SAID BAKER TRACT TO A POINT IN THE WEST LINE OF SAID NORTHEAST QUARTER, BEING REFERENCED BY A  $\frac{1}{2}$  INCH IRON PIPE FOUND SOUTH  $11^{\circ}17'19''$  EAST, A DISTANCE OF 0.04 FEET; ;

THENCE NORTH  $00^{\circ}01'18''$  EAST, A DISTANCE OF 1265.90 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO AN IRON PIN FOUND MARKING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH  $89^{\circ}39'44''$  EAST, A DISTANCE OF 2656.04 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO A 3 INCH WOOD POST IN CONCRETE FOUND (BEING REFERENCED BY AN IRON PIN SET SOUTH  $00^{\circ}46'03''$  WEST, A DISTANCE OF 10.00 FEET), SAID POST MARKING THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH  $00^{\circ}46'03''$  WEST, A DISTANCE OF 1724.77 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (PASSING AN IRON PIN SET AT A DISTANCE OF 10.00 FEET) TO AN IRON PIN FOUND IN THE NORTH LINE OF A TRACT CONVEYED TO BOARD OF EDUCATION OF UPPER SANDUSKY AND ON THE CORPORATION LINE OF SAID CITY;

THENCE NORTH  $89^{\circ}25'07''$  WEST, A DISTANCE OF 1446.87 FEET ALONG SAID CORPORATION LINE AND SAID NORTH LINE OF SCHOOL BOARD TRACT TO AN IRON PIN FOUND;

THENCE NORTH  $02^{\circ}17'49''$  EAST, A DISTANCE OF 596.47 FEET TO AN IRON PIN FOUND;

THENCE NORTH  $87^{\circ}06'51''$  WEST, A DISTANCE OF 560.74 FEET TO AN IRON PIN FOUND;

THENCE SOUTH  $00^{\circ}07'19''$  WEST, A DISTANCE OF 739.43 FEET TO AN IRON PIN FOUND;

THENCE SOUTH  $89^{\circ}52'41''$  EAST, A DISTANCE OF 536.54 FEET TO AN IRON PIN FOUND;

THENCE SOUTH  $00^{\circ}34'19''$  WEST, A DISTANCE OF 405.31 FEET TO AN IRON PIN FOUND MARKING THE NORTHEAST CORNER OF A TRACT CONVEYED TO FIRST BAPTIST CHURCH OF U.S.O. OF RECORD IN DEED BOOK 160, PAGE 28;

THENCE SOUTH  $89^{\circ}57'09''$  WEST, A DISTANCE OF 200.00 FEET ALONG THE NORTH LINE OF SAID FIRST BAPTIST CHURCH TO A POINT REFERENCED BY A 1 INCH IRON PIN FOUND SOUTH  $87^{\circ}51'55''$  EAST, A DISTANCE OF 0.55 FEET;

THENCE SOUTH  $00^{\circ}34'19''$  WEST, A DISTANCE OF 110.88 FEET ALONG THE WEST LINE OF SAID FIRST BAPTIST CHURCH TO A POINT REFERENCED BY A 5/8 INCH IRON PIN FOUND SOUTH  $75^{\circ}48'24''$  EAST, A DISTANCE OF 0.49 FEET, SAID POINT MARKING THE NORTHEAST CORNER OF A TRACT CONVEYED TO RUSSELL DURESS, ETUX. OF RECORD IN OFFICIAL RECORD 161, PAGE 1034;

THENCE SOUTH  $89^{\circ}57'09''$  WEST, A DISTANCE OF 175.00 FEET WITH THE NORTH LINE OF SAID DURESS TRACT TO A POINT REFERENCED BY A 5/8 INCH IRON PIN FOUND SOUTH  $76^{\circ}04'57''$  EAST, A DISTANCE OF 0.48 FEET;

THENCE SOUTH  $00^{\circ}34'19''$  WEST, A DISTANCE OF 215.82 FEET WITH THE WEST LINE OF SAID DURESS TRACT TO A 5/8 INCH IRON PIN FOUND ON THE NORTH LINE OF SAID HOUPT DRIVE;

THENCE SOUTH  $89^{\circ}57'09''$  WEST, A DISTANCE OF 420.75 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HOUPT DRIVE TO THE POINT OF BEGINNING, CONTAINING 111.562 ACRES OF LAND, MORE OR LESS;

SAVE AND EXCEPT:

COMMENCING AT A  $\frac{3}{4}$  INCH IRON PIN IN MONUMENT BOX FOUND MARKING THE INTERSECTION OF THE CENTERLINE OF HOUPT DRIVE (100' IN WIDTH) AND THE CENTERLINE OF STATE HIGHWAY 199 – NORTH WARPOLE STREET (RIGHT-OF-WAY VARIES);

THENCE NORTH  $23^{\circ}47'29''$  WEST, A DISTANCE OF 787.96 FEET ALONG THE CENTERLINE OF SAID STATE HIGHWAY 199 – NORTH WARPOLE STREET (PASSING A PK NAIL FOUND AT A DISTANCE OF 54.62 FEET) TO A PK NAIL FOUND (BEING REFERENCED BY AN IRON PIN SET NORTH  $14^{\circ}10'05''$  EAST, A DISTANCE OF 73.39 FEET);

THENCE CONTINUING ALONG SAID CENTERLINE NORTH  $23^{\circ}39'49''$  WEST, A DISTANCE OF 399.31 FEET (PASSING PK NAILS FOUND AT DISTANCES OF 77.45 FEET, 216.98 FEET, AND 371.99 FEET) TO A PK NAIL FOUND (BEING REFERENCED BY AN IRON PIN SET SOUTH  $89^{\circ}54'41''$  EAST, A DISTANCE OF 49.03 FEET);

THENCE SOUTH  $89^{\circ}52'41''$  EAST, A DISTANCE OF 673.26 FEET TO A POINT (BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $89^{\circ}54'41''$  EAST, A DISTANCE OF 50.00 FEET);

THENCE SOUTH  $00^{\circ}07'19''$  WEST, A DISTANCE OF 25.00 FEET TO A POINT MARKING THE POINT OF BEGINNING, SAID POINT BEING REFERENCED BY A  $\frac{1}{2}$  INCH IRON PIPE FOUND NORTH  $03^{\circ}25'52''$  EAST, A DISTANCE OF 0.69 FEET;

THENCE SOUTH  $00^{\circ}07'19''$  WEST, A DISTANCE OF 251.43 FEET TO A POINT BEING REFERENCED BY A  $\frac{3}{4}$  INCH IRON PIPE FOUND NORTH  $10^{\circ}02'49''$  WEST, A DISTANCE OF 0.09 FEET;

THENCE NORTH  $89^{\circ}52'41''$  WEST, A DISTANCE OF 150.00 FEET TO A POINT BEING REFERENCED BY A  $\frac{3}{4}$  INCH IRON PIPE FOUND NORTH  $53^{\circ}29'45''$  EAST, A DISTANCE OF 0.05 FEET;

THENCE NORTH  $00^{\circ}07'19''$  EAST, A DISTANCE OF 251.43 FEET TO A POINT BEING REFERENCED BY A  $\frac{1}{2}$  INCH IRON PIPE FOUND NORTH  $75^{\circ}35'52''$  EAST A DISTANCE OF 0.10 FEET;

THENCE SOUTH  $89^{\circ}52'41''$  EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.866 ACRES OF LAND, MORE OR LESS.

CONTAINING AFTER SAID EXCEPTION 110.696 ACRES, MORE OR LESS, OF WHICH 16.970 ACRES ARE IN THE CITY OF UPPER SANDUSKY AND 93.726 ACRES ARE IN THE TOWNSHIP OF CRANE, LOCATED IN SAID NORTHEAST QUARTER, BASED ON A SURVEY BY ROBERT LYN MAKEEVER, P.E., P.S., PROFESSIONAL LAND SURVEYOR NUMBER 6828, DATED DECEMBER 19, 1989, BUT IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

ALL 5/8 INCH IRON PINS ARE 30"LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: DEED BOOK VOL. 192, PAGE 964; DEED BOOK 193, PAGE 337; DEED BOOK 193, PAGE 785 AND DEED BOOK 204, PAGE 298.

*Robert Lyn Makeever*

ROBERT LYN MAKEEVER, P.E., P.S.

PROFESSIONAL SURVEYOR NO. 6828

DATED: 12-20-89

REVISED: 7/5/67





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**LEGAL DESCRIPTION FOR DENNIS PFEIFER  
0.975 ACRES**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING A 0.975 ACRE TRACT AS CONVEYED TO DENNIS E. PFEIFER OF RECORD IN DEED BOOK 183, PAGE 959, AND DEED BOOK 192, PAGE 151, RECORDS REFER TO COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A  $\frac{3}{4}$  INCH IRON PIN IN MONUMENT BOX FOUND MARKING THE INTERSECTION OF THE CENTERLINE OF HOUPt DRIVE (100' IN WIDTH) AND THE CENTERLINE OF STATE HIGHWAY 199 – NORTH WARPOLE STREET (RIGHT-OF-WAY VARIES);

THENCE NORTH  $23^{\circ}47'29''$  WEST, A DISTANCE OF 787.96 FEET ALONG THE CENTERLINE OF SAID STATE HIGHWAY 199 – NORTH WARPOLE STREET (PASSING A PK NAIL FOUND AT A DISTANCE OF 54.62 FEET) TO A PK NAIL FOUND (BEING REFERENCED BY AN IRON PIN SET NORTH  $14^{\circ}10'05''$  EAST, A DISTANCE OF 73.39 FEET);

THENCE CONTINUING ALONG SAID CENTERLINE NORTH  $23^{\circ}39'49''$  WEST, A DISTANCE OF 399.31 FEET (PASSING PK NAILS FOUND AT DISTANCES OF 77.45 FEET, 216.98 FEET, AND 371.99 FEET) TO A PK NAIL FOUND (BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $89^{\circ}54'41''$  EAST, A DISTANCE OF 49.03 FEET);

THENCE SOUTH  $89^{\circ}52'41''$  EAST, A DISTANCE OF 723.26 FEET (PASSING AN IRON PIN FOUND AT A DISTANCE OF 49.03 FEET) ALONG A PORTION OF THE CITY OF UPPER SANDUSKY CORPORATION LINE TO AN IRON PIN FOUND MARKING THE POINT OF BEGINNING;

THENCE NORTH  $00^{\circ}07'19''$  EAST, A DISTANCE OF 162.00 FEET WITH SAID CITY OF UPPER SANDUSKY CORPORATION LINE TO AN IRON PIN FOUND;

THENCE SOUTH  $89^{\circ}52'41''$  EAST, A DISTANCE OF 181.78 FEET WITH SAID CITY OF UPPER SANDUSKY CORPORATION LINE TO AN IRON PIN FOUND;

THENCE SOUTH  $03^{\circ}43'43''$  WEST, A DISTANCE OF 244.48 FEET WITH SAID CITY OF UPPER SANDUSKY CORPORATION LINE TO AN IRON PIN FOUND;

THENCE NORTH  $89^{\circ}52'41''$  WEST, A DISTANCE OF 166.40 FEET WITH SAID CITY OF UPPER SANDUSKY CORPORATION LINE TO AN IRON PIN FOUND;

( 0.975A )

REFERENCE SURVEY VOL. D  
PAGE 245 IN THE TAX MAP OFFICE

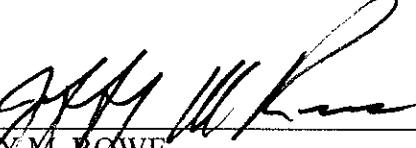
THENCE NORTH 00°07'19" EAST, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.975 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFREY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED AUGUST, 2007, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON ARE BASED ON OHIO GRID AZIMUTHS, NORTH ZONE, AS DETERMINED BY SOLAR OBSERVATIONS.

ALL 5/8 INCH IRON PINS ARE 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: DEED BOOK 183, PAGE 959, AND DEED BOOK 192, PAGE 151.

  
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JEFFREY M. ROWE  
PROFESSIONAL SURVEYOR NO. 7463  
DATED: 8-16-2007

