



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR RICHARD WALTON
3.306 ACRES – TRACT 2
TOWNSHIP OF EDEN, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP 2 SOUTH, RANGE 15 EAST, TOWNSHIP OF EDEN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, AND BEING A 3.306 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO RICHARD L. AND MAY WALTON TRUSTEE OF RECORD IN OFFICIAL RECORD 37, PAGE 887, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A MAG SPIKE SET OVER A STONE ON THE CENTERLINE OF INTERSECTIONS OF COUNTY HIGHWAY 330 (WIDTH VARIES) AND COUNTY HIGHWAY 134 (40 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID QUARTER, AND THE SOUTHEAST CORNER OF SAID WALTON TRACT;

THENCE NORTH 89°58'26" WEST, A DISTANCE OF 647.51 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 330, THE SOUTH LINE OF SAID QUARTER, AND THE SOUTH LINE OF SAID WALTON TRACT, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET NORTH 00°01'34" EAST, A DISTANCE OF 50.00 FEET, SAID MAG SPIKE SET ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°58'26" WEST, A DISTANCE OF 148.00 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 330, THE SOUTH LINE OF SAID QUARTER, AND THE SOUTH LINE OF SAID WALTON TRACT, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET NORTH 00°01'34" EAST, A DISTANCE OF 49.56 FEET;

THENCE NORTH 00°01'34" EAST, A DISTANCE OF 447.99 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 49.56 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY 330, TO AN IRON PIN SET;

THENCE NORTH 18°54'35" WEST, A DISTANCE OF 42.72 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 76°45'21" WEST, A DISTANCE OF 68.62 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

REFERENCE SURVEY VOL. D
PAGE 580 IN THE TAX MAP OFFICE
(3.306A) TRACT 2

2017

THENCE NORTH 00°01'34" EAST, A DISTANCE OF 232.11 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 89°58'26" EAST, A DISTANCE OF 243.28 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 09°21'52" EAST, A DISTANCE OF 69.10 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 22°55'43" EAST, A DISTANCE OF 127.45 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 00°01'34" WEST, A DISTANCE OF 100.35 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 81°57'53" WEST, A DISTANCE OF 76.34 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

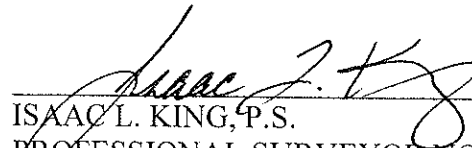
THENCE SOUTH 00°01'34" WEST, A DISTANCE OF 439.61 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 389.61 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY 330, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 3.306 ACRES OF LAND, MORE OR LESS, OF WHICH 0.169 ACRES ARE IN THE RIGHT-OF-WAY.

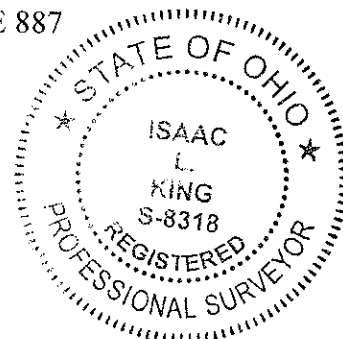
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED JULY, 2017, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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

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 REFERENCE: ORIGINAL RECORD 37, PAGE 887


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 7-14-2017



Mapcheck 2: TRACT 2

Closure Summary

Precision, 1 part in: 200653.831'
 Error distance: 0.010'
 Error direction: N81° 31' 09"E
 Area: 144032.97 Sq. Ft.
 Square area: 144032.967
 Perimeter: 1995.570'

Point of Beginning

Easting: 1782528.5785'
 Northing: 428420.8383'

Side 1: Line

Direction: N89° 58' 26"W
 Angle: [90.0261 (d)]
 Deflection angle: [-89.9739 (d)]
 Distance: 148.000'
 Easting: 1782380.5785'
 Northing: 428420.9058'

Side 2: Line

Direction: N0° 01' 34"E
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 447.990'
 Easting: 1782380.7827'
 Northing: 428868.8957'

Side 3: Line

Direction: N18° 54' 35"W
 Angle: [161.0642 (d)]
 Deflection angle: [-18.9358 (d)]
 Distance: 42.720'
 Easting: 1782366.9381'
 Northing: 428909.3101'

Side 4: Line

Direction: N76° 45' 21"W
 Angle: [122.1539 (d)]
 Deflection angle: [-57.8461 (d)]
 Distance: 68.620'
 Easting: 1782300.1432'
 Northing: 428925.0311'

Side 5: Line

Direction: N0° 01' 34"E
 Angle: [-103.2181 (d)]
 Deflection angle: [76.7819 (d)]
 Distance: 232.110'
 Easting: 1782300.2490'
 Northing: 429157.1410'

Side 6: Line

Direction: S89° 58' 26"E
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 243.280'
 Easting: 1782543.5289'
 Northing: 429157.0302'

Side 7: Line

Direction: S9° 21' 52"E
 Angle: [-99.3906 (d)]
 Deflection angle: [80.6094 (d)]
 Distance: 69.100'
 Easting: 1782554.7725'
 Northing: 429088.8510'

Side 8: Line

Direction: S22° 55' 43"E
 Angle: [166.4358 (d)]



2017-079 TRACT 2.txt

Deflection angle: [-13.5642 (d)]
 Distance: 127.450'
 Easting: 1782604.4249'
 Northing: 428971.4707'
 Side 9: Line
 Direction: S0° 01' 34"W
 Angle: [-157.0453 (d)]
 Deflection angle: [22.9547 (d)]
 Distance: 100.350'
 Easting: 1782604.3792'
 Northing: 428871.1207'
 Side 10: Line
 Direction: S81° 57' 53"W
 Angle: [-98.0614 (d)]
 Deflection angle: [81.9386 (d)]
 Distance: 76.340'
 Easting: 1782528.7887'
 Northing: 428860.4497'
 Side 11: Line
 Direction: S0° 01' 34"W
 Angle: [98.0614 (d)]
 Deflection angle: [-81.9386 (d)]
 Distance: 439.610'
 Easting: 1782528.5883'
 Northing: 428420.8398'



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**LEGAL DESCRIPTION FOR RICHARD WALTON
77.673 ACRES – TRACT 1
TOWNSHIP OF EDEN, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP 2 SOUTH, RANGE 15 EAST, TOWNSHIP OF EDEN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, AND BEING A 77.673 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO RICHARD L. AND MAY WALTON TRUSTEE OF RECORD IN OFFICIAL RECORD 37, PAGE 887, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A MAG SPIKE SET OVER A STONE ON THE CENTERLINE OF INTERSECTIONS OF COUNTY HIGHWAY 330 (WIDTH VARIES) AND COUNTY HIGHWAY 134 (40 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID QUARTER, AND THE SOUTHEAST CORNER OF SAID WALTON TRACT;

THENCE NORTH 89°58'26" WEST, A DISTANCE OF 647.51 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 330, THE SOUTH LINE OF SAID QUARTER, AND THE SOUTH LINE OF SAID WALTON TRACT, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET NORTH 00°01'34" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°01'34" EAST, A DISTANCE OF 439.61 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 50.00 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY 330, TO AN IRON PIN SET;

THENCE NORTH 81°57'53" EAST, A DISTANCE OF 76.34 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 00°01'34" EAST, A DISTANCE OF 100.35 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 22°55'43" WEST, A DISTANCE OF 127.45 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

REFERENCE SURVEY VOL. D
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(77.673A) TRACT 1

2017

THENCE NORTH 09°21'52" WEST, A DISTANCE OF 69.10 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 89°58'26" WEST, A DISTANCE OF 243.28 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 00°01'34" EAST, A DISTANCE OF 232.11 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 76°45'21" EAST, A DISTANCE OF 68.62 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 18°54'35" EAST, A DISTANCE OF 42.72 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 00°01'34" WEST, A DISTANCE OF 447.99 FEET OVER AND ACROSS SAID WALTON TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 398.43 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY 330, TO A MAG SPIKE SET ON THE CENTERLINE OF SAID COUNTY HIGHWAY 330, THE SOUTH LINE OF SAID QUARTER, THE SOUTH LINE OF SAID WALTON TRACT, AND ALSO BEING REFERENCED BY AN IRON PIN SET NORTH 00°01'34" EAST, A DISTANCE OF 49.56 FEET;

THENCE NORTH 89°58'26" WEST, A DISTANCE OF 532.42 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 330, THE SOUTH LINE OF SAID QUARTER, AND THE SOUTH LINE OF SAID WALTON TRACT, TO A MAG SPIKE SET AT THE SOUTHWEST CORNER OF SAID WALTON TRACT AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO JAMES L. AND DIANE F. FOX OF RECORD IN OFFICIAL RECORD 132, PAGE 523, AND ALSO BEING REFERENCED BY AN IRON PIN SET NORTH 00°09'46" EAST, A DISTANCE OF 45.02 FEET;

THENCE NORTH 00°09'46" EAST, A DISTANCE OF 2658.49 FEET WITH A WEST LINE OF SAID WALTON TRACT AND AN EAST LINE OF SAID FOX TRACT, PASSING AN IRON PIN SET AT 45.02 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY 330 AND AN IRON PIN SET AT 2643.49 FEET ON THE SOUTH RIGHT-OF-WAY LINE OF TOWNSHIP HIGHWAY 51 (30 FEET IN WIDTH), TO A MAG SPIKE SET IN THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 51, THE NORTH LINE OF SAID QUARTER, A NORTHWEST CORNER OF SAID WALTON TRACT, AND A NORTHEAST CORNER OF SAID FOX TRACT, AND BEING REFERENCED BY AN IRON PIN SET SOUTH 00°09'46" WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 89°55'28" EAST, A DISTANCE OF 1326.37 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 51, THE NORTH LINE OF SAID QUARTER, THE NORTH LINE OF SAID WALTON TRACT, PASSING A SURVEY NAIL

FOUND AT 707.49 FEET, TO A RAILROAD SPIKE FOUND OVER A STONE AND MONUMENT BOX AT THE CENTERLINE INTERSECTIONS OF SAID COUNTY HIGHWAY 51 AND SAID COUNTY HIGHWAY 134, THE NORTHEAST CORNER OF SAID QUARTER, AND THE NORTHEAST CORNER OF SAID WALTON TRACT;

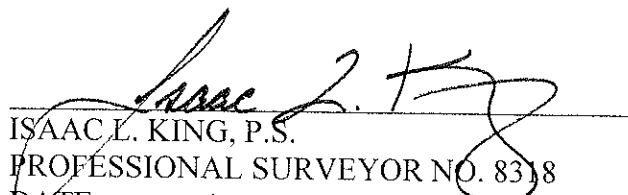
THENCE SOUTH $00^{\circ}07'45''$ WEST, A DISTANCE OF 2657.35 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 134, THE EAST LINE OF SAID QUARTER, AND THE EAST LINE OF SAID WALTON TRACT, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 77.673 ACRES OF LAND, MORE OR LESS, OF WHICH 2.968 ACRES ARE IN THE RIGHT-OF-WAY.

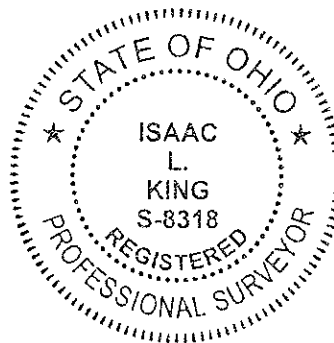
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED JULY, 2017, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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

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 REFERENCE: ORIGINAL RECORD 37, PAGE 887


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 7-14-2017

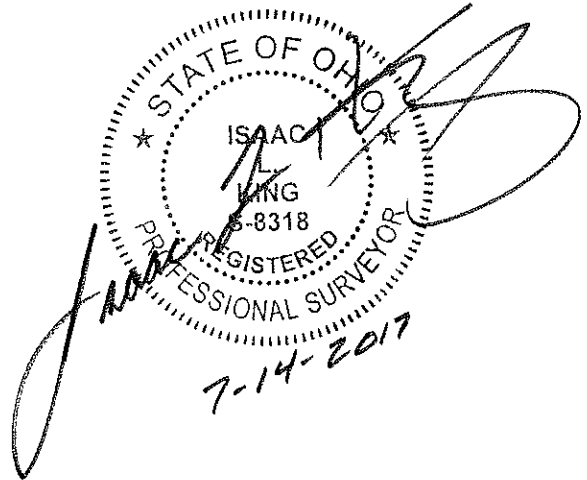


Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 755191.477'
 Error distance: 0.013'
 Error direction: S43° 06' 59"W
 Area: 3383415.50 Sq. Ft.
 Square area: 3383415.501
 Perimeter: 9669.710'
 Point of Beginning
 Easting: 1783176.0883'
 Northing: 428420.5428'
 Side 1: Line
 Direction: N89° 58' 26"W
 Angle: [90.0261 (d)]
 Deflection angle: [-89.9739 (d)]
 Distance: 647.510'
 Easting: 1782528.5783'
 Northing: 428420.8378'
 Side 2: Line
 Direction: N0° 01' 34"E
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 439.610'
 Easting: 1782528.7787'
 Northing: 428860.4478'
 Side 3: Line
 Direction: N81° 57' 53"E
 Angle: [-98.0614 (d)]
 Deflection angle: [81.9386 (d)]
 Distance: 76.340'
 Easting: 1782604.3692'
 Northing: 428871.1188'
 Side 4: Line
 Direction: N0° 01' 34"E
 Angle: [98.0614 (d)]
 Deflection angle: [-81.9386 (d)]
 Distance: 100.350'
 Easting: 1782604.4149'
 Northing: 428971.4688'
 Side 5: Line
 Direction: N22° 55' 43"W
 Angle: [157.0453 (d)]
 Deflection angle: [-22.9547 (d)]
 Distance: 127.450'
 Easting: 1782554.7625'
 Northing: 429088.8491'
 Side 6: Line
 Direction: N9° 21' 52"W
 Angle: [-166.4358 (d)]
 Deflection angle: [13.5642 (d)]
 Distance: 69.100'
 Easting: 1782543.5189'
 Northing: 429157.0282'
 Side 7: Line
 Direction: N89° 58' 26"W
 Angle: [99.3906 (d)]
 Deflection angle: [-80.6094 (d)]
 Distance: 243.280'
 Easting: 1782300.2390'
 Northing: 429157.1391'
 Side 8: Line
 Direction: S0° 01' 34"W
 Angle: [90.0000 (d)]

Page 1



REFERENCE SURVEY VOL. D
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 TRACT 1

2017

2017-079 TRACT 1.txt

Deflection angle: [-90.0000 (d)]
 Distance: 232.110'
 Easting: 1782300.1332'
 Northing: 428925.0291'
 Side 9: Line
 Direction: S76° 45' 21"E
 Angle: [103.2181 (d)]
 Deflection angle: [-76.7819 (d)]
 Distance: 68.620'
 Easting: 1782366.9281'
 Northing: 428909.3082'
 Side 10: Line
 Direction: S18° 54' 35"E
 Angle: [-122.1539 (d)]
 Deflection angle: [57.8461 (d)]
 Distance: 42.720'
 Easting: 1782380.7727'
 Northing: 428868.8938'
 Side 11: Line
 Direction: S0° 01' 34"W
 Angle: [-161.0642 (d)]
 Deflection angle: [18.9358 (d)]
 Distance: 447.990'
 Easting: 1782380.5685'
 Northing: 428420.9038'
 Side 12: Line
 Direction: N89° 58' 26"W
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 532.420'
 Easting: 1781848.1486'
 Northing: 428421.1465'
 Side 13: Line
 Direction: N0° 09' 46"E
 Angle: [-89.8633 (d)]
 Deflection angle: [90.1367 (d)]
 Distance: 2658.490'
 Easting: 1781855.7014'
 Northing: 431079.6257'
 Side 14: Line
 Direction: S89° 55' 28"E
 Angle: [-90.0872 (d)]
 Deflection angle: [89.9128 (d)]
 Distance: 1326.370'
 Easting: 1783182.0702'
 Northing: 431077.8767'
 Side 15: Line
 Direction: S0° 07' 45"W
 Angle: [-89.9464 (d)]
 Deflection angle: [90.0536 (d)]
 Distance: 2657.350'
 Easting: 1783176.0795'
 Northing: 428420.5334'