



ENGINEERS •  
SURVEYORS

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**LEGAL DESCRIPTION FOR BRETT RALPH  
8.974 ACRE - TRACT 2  
TYMOCHTEE TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF TYMOCHTEE, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 14 EAST, BEING A 8.974 ACRE TRACT OUT OF A TRACT CONVEYED TO DIANE M. BURKS OF RECORD IN OFFICIAL RECORD 228, PAGE 281, 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 MONUMENT BOX ON THE CENTERLINE OF COUNTY HIGHWAY 39 (40 FEET IN WIDTH,) AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36;

THENCE NORTH 89°43'55" WEST, A DISTANCE OF 1983.12 FEET WITH THE CENTERLINE OF COUNTY HIGHWAY 39, THE SOUTH LINE OF SAID SOUTHWEST QUARTER, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH 00°45'58" EAST, A DISTANCE OF 20.00 FEET, SAID MAG SPIKE SET AT THE SOUTHEAST CORNER OF SAID BURKS TRACT, THE SOUTHWEST CORNER OF A TRACT CONVEYED TO DARLA I. HUDSON OF RECORD IN OFFICIAL RECORD 228, PAGE 284, AND ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 89°43'55" WEST, A DISTANCE OF 51.73 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 39, THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THE SOUTH LINE OF SAID BURKS TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN FOUND NORTH 00°17'05" EAST, A DISTANCE OF 20.00 FEET, SAID MAG SPIKE SET AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO BRETT D. RALPH OF RECORD IN OFFICIAL RECORD 212, PAGE 867;

THENCE NORTH 0°17'05" EAST, A DISTANCE OF 345.64 FEET WITH THE EAST LINE OF SAID RALPH TRACT AND A WEST LINE OF SAID BURKS TRACT, PASSING AN IRON PIN FOUND AT 20.00 FEET, ON THE NORTH RIGHT-OF-WAY LINE OF SAID

REFERENCE SURVEY VOL. D  
PAGE 640 IN THE TAX MAP OFFICE  
"2020"

(TRACT 2)  
(8.974 A)

COUNTY HIGHWAY 39, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID RALPH TRACT;

THENCE CONTINUING NORTH  $0^{\circ}17'05''$  EAST, A DISTANCE OF 392.29 OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH  $84^{\circ}31'14''$  WEST, A DISTANCE OF 261.84 FEET OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH  $60^{\circ}30'19''$  WEST, A DISTANCE OF 138.65 FEET OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH  $73^{\circ}50'17''$  WEST, A DISTANCE OF 75.45 FEET OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH  $88^{\circ}11'58''$  WEST, A DISTANCE OF 146.96 FEET OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE WEST LINE OF SAID SOUTHWEST QUARTER, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, THE WEST LINE OF SAID DIANE M. BURKS TRACT, AND THE EAST LINE OF A TRACT CONVEYED TO KENNETH H. AND JANE W. FALLER OF RECORD IN OFFICIAL RECORD 236, PAGE 1101;

THENCE NORTH  $0^{\circ}49'28''$  EAST, A DISTANCE OF 466.60 FEET WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, THE WEST LINE OF SAID BURKS TRACT, AND THE EAST LINE FALLER TRACT, TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID BURKS TRACT AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO MARJORIE A. AND JOSEPH A. SHUMAKER TRUSTEE OF RECORD IN OFFICIAL RECORD 234, PAGE 980;

THENCE SOUTH  $89^{\circ}46'36''$  EAST, A DISTANCE OF 659.70 FEET WITH THE NORTH LINE OF SAID BURKS TRACT AND THE SOUTH LINE OF SAID SHUMAKER TRACT, TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID BURKS TRACT AND THE NORTHWEST CORNER OF SAID HUDSON TRACT;

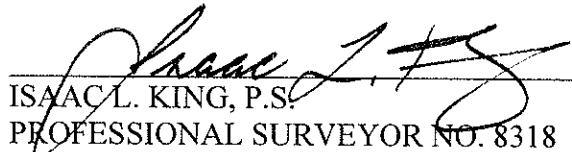
THENCE SOUTH  $0^{\circ}45'58''$  WEST, A DISTANCE OF 1321.15 FEET WITH THE EAST LINE OF SAID BURKS TRACT AND THE WEST LINE OF SAID HUDSON TRACT, PASSING AN IRON PIN SET FOR REFERENCE ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 39 AT 1301.15 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 8.974 ACRES OF LAND, AND 0.024 ACRES IN THE RIGHT-OF-WAY, MORE OR LESS.

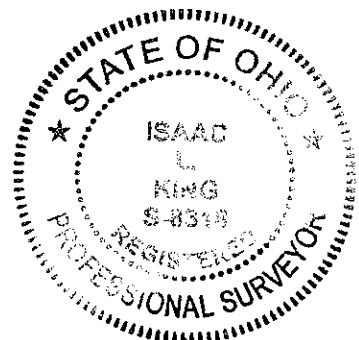
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED APRIL 2020, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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

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 228, PAGE 281.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 4-27-2020



Mapcheck 1: tract 1

Closure Summary

Precision, 1 part in: 280160.538'  
 Error distance: 0.007'  
 Error direction: N4° 50' 40"W  
 Area: 196264.56 Sq. Ft. 4.506 ac.  
 Square area: 196264.558  
 Perimeter: 2033.340'

Point of Beginning

Easting: 1773289.4976'  
 Northing: 452685.8573'

Side 1: Line

Direction: N89° 43' 55"W  
 Angle: [90.2681 (d)]  
 Deflection angle: [-89.7319 (d)]  
 Distance: 187.240'  
 Easting: 1773102.2596'  
 Northing: 452686.7333'

Side 2: Line

Direction: N0° 03' 03"E  
 Angle: [-90.2172 (d)]  
 Deflection angle: [89.7828 (d)]  
 Distance: 59.950'  
 Easting: 1773102.3128'  
 Northing: 452746.6833'

Side 3: Line

Direction: N23° 35' 38"W  
 Angle: [156.3553 (d)]  
 Deflection angle: [-23.6447 (d)]  
 Distance: 84.960'  
 Easting: 1773068.3075'  
 Northing: 452824.5411'

Side 4: Line

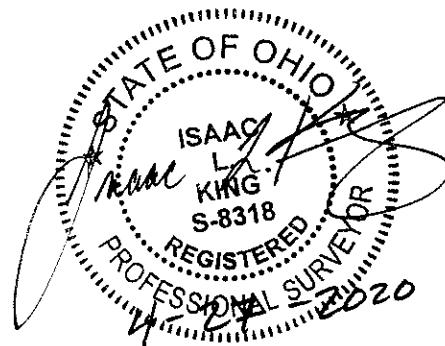
Direction: N62° 43' 30"W  
 Angle: [140.8689 (d)]  
 Deflection angle: [-39.1311 (d)]  
 Distance: 75.140'  
 Easting: 1773001.5217'  
 Northing: 452858.9749'

Side 5: Line

Direction: N81° 47' 13"W  
 Angle: [160.9381 (d)]  
 Deflection angle: [-19.0619 (d)]  
 Distance: 318.230'  
 Easting: 1772686.5556'  
 Northing: 452904.4355'

Side 6: Line

Direction: N0° 49' 28"E  
 Angle: [-97.3886 (d)]  
 Deflection angle: [82.6114 (d)]



REFERENCE SURVEY VOL.

D

PAGE 640 IN THE TAX MAP OFFICE

"2020"

Distance: 292.630'  
 Easting: 1772690.7662'  
 Northing: 453197.0352'  
 Side 7: Line  
 Direction: S88° 11' 58"E  
 Angle: [-89.0239 (d)]  
 Deflection angle: [90.9761 (d)]  
 Distance: 146.960'  
 Easting: 1772837.6536'  
 Northing: 453192.4176'  
 Side 8: Line  
 Direction: S73° 50' 17"E  
 Angle: [-165.6386 (d)]  
 Deflection angle: [14.3614 (d)]  
 Distance: 75.450'  
 Easting: 1772910.1217'  
 Northing: 453171.4159'  
 Side 9: Line  
 Direction: S60° 30' 19"E  
 Angle: [-166.6672 (d)]  
 Deflection angle: [13.3328 (d)]  
 Distance: 138.650'  
 Easting: 1773030.8028'  
 Northing: 453103.1525'  
 Side 10: Line  
 Direction: S84° 31' 14"E  
 Angle: [155.9847 (d)]  
 Deflection angle: [-24.0153 (d)]  
 Distance: 261.840'  
 Easting: 1773291.4464'  
 Northing: 453078.1497'  
 Side 11: Line  
 Direction: S0° 17' 05"W  
 Angle: [-95.1947 (d)]  
 Deflection angle: [84.8053 (d)]  
 Distance: 392.290'  
 Easting: 1773289.4969'  
 Northing: 452685.8646'

#### Mapcheck 2: tract 2

##### Closure Summary

Precision, 1 part in: 1082963.339'  
 Error distance: 0.004'  
 Error direction: S22° 53' 38"E  
 Area: 390886.05 Sq. Ft. 8.974 ac.  
 Square area: 390886.054  
 Perimeter: 3860.010'  
 Point of Beginning

Easting:	1773339.5122'
Northing:	452339.9795'
Side 1: Line	
Direction:	N89° 43' 55"W
Angle:	[90.2681 (d)]
Deflection angle:	[-89.7319 (d)]
Distance:	51.730'
Easting:	1773287.7828'
Northing:	452340.2215'
Side 2: Line	
Direction:	N0° 17' 05"E
Angle:	[-89.9833 (d)]
Deflection angle:	[90.0167 (d)]
Distance:	345.640'
Easting:	1773289.5004'
Northing:	452685.8572'
Side 3: Line	
Direction:	N0° 17' 05"E
Angle:	[180.0000 (d)]
Deflection angle:	[0.0000 (d)]
Distance:	392.290'
Easting:	1773291.4498'
Northing:	453078.1424'
Side 4: Line	
Direction:	N84° 31' 14"W
Angle:	[95.1947 (d)]
Deflection angle:	[-84.8053 (d)]
Distance:	261.840'
Easting:	1773030.8063'
Northing:	453103.1451'
Side 5: Line	
Direction:	N60° 30' 19"W
Angle:	[-155.9847 (d)]
Deflection angle:	[24.0153 (d)]
Distance:	138.650'
Easting:	1772910.1252'
Northing:	453171.4086'
Side 6: Line	
Direction:	N73° 50' 17"W
Angle:	[166.6672 (d)]
Deflection angle:	[-13.3328 (d)]
Distance:	75.450'
Easting:	1772837.6571'
Northing:	453192.4103'
Side 7: Line	
Direction:	N88° 11' 58"W
Angle:	[165.6386 (d)]
Deflection angle:	[-14.3614 (d)]
Distance:	146.960'
Easting:	1772690.7696'

Northing: 453197.0279'  
Side 8: Line  
Direction: N0° 49' 28"E  
Angle: [-90.9761 (d)]  
Deflection angle: [89.0239 (d)]  
Distance: 466.600'  
Easting: 1772697.4834'  
Northing: 453663.5796'  
Side 9: Line  
Direction: S89° 46' 36"E  
Angle: [-90.6011 (d)]  
Deflection angle: [89.3989 (d)]  
Distance: 659.700'  
Easting: 1773357.1784'  
Northing: 453661.0081'  
Side 10: Line  
Direction: S0° 45' 58"W  
Angle: [-89.4572 (d)]  
Deflection angle: [90.5428 (d)]  
Distance: 1321.150'  
Easting: 1773339.5136'  
Northing: 452339.9762'



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**LEGAL DESCRIPTION FOR BRETT RALPH  
4.506 ACRE - TRACT 1  
TYMOCHTEE TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF TYMOCHTEE, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 14 EAST, BEING A 4.506 ACRE TRACT OUT OF A TRACT CONVEYED TO DIANE M. BURKS OF RECORD IN OFFICIAL RECORD 228, PAGE 281, 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 MONUMENT BOX ON THE CENTERLINE OF COUNTY HIGHWAY 39 (40 FEET IN WIDTH,) AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36;

THENCE NORTH 89°43'55" WEST, A DISTANCE OF 2034.85 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 39, THE SOUTH LINE OF SAID SOUTHWEST QUARTER, PASSING A MAG SPIKE SET AT 1983.12 FEET, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN FOUND NORTH 00°17'05" EAST, A DISTANCE OF 20.00 FEET, SAID MAG SPIKE SET AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO BRETT D. RALPH OF RECORD IN OFFICIAL RECORD 212, PAGE 867 AND A SOUTHWEST CORNER OF SAID BURKS TRACT;

THENCE NORTH 0°17'05" EAST, A DISTANCE OF 345.64 FEET WITH THE EAST LINE OF SAID RALPH TRACT AND A WEST LINE OF SAID BURKS TRACT, PASSING AN IRON PIN FOUND AT 20.00 FEET, ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY 39, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID RALPH TRACT, SAID IRON PIN FOUND BEING THE POINT OF BEGINNING;

THENCE NORTH 89°43'55" WEST, A DISTANCE OF 187.24 FEET WITH THE NORTH LINE OF SAID RALPH TRACT AND A SOUTH LINE OF SAID BURKS TRACT, TO AN IRON PIN FOUND;

THENCE NORTH 0°03'03" EAST, A DSITANCE OF 59.95 FEET OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

(TRACT 1)  
(4.506 A)

REFERENCE SURVEY VOL. D  
PAGE 640 IN THE TAX MAP OFFICE

"2020"

THENCE NORTH  $23^{\circ}35'38''$  WEST, A DISTANCE OF 84.96 FEET OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH  $62^{\circ}43'30''$  WEST, A DISTANCE OF 75.14 FEET OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH  $81^{\circ}47'13''$  WEST, A DISTANCE OF 318.23 FEET OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE WEST LINE OF SAID SOUTHWEST QUARTER, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, THE WEST LINE OF SAID BURKS TRACT, AND THE EAST LINE OF A TRACT CONVEYED TO KENNETH H. & JANE W. FALLER TRUSTEES OF RECORD IN OFFICIAL RECORD 236, PAGE 1101,;

THENCE NORTH  $0^{\circ}49'28''$  EAST, A DISTANCE OF 292.63 FEET WITH THE WEST LINE OF THE SOUTHWEST QUARTER, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, THE WEST LINE OF SAID BURKS TRACT, AND THE EAST LINE OF SAID FALLER TRACT, TO AN IRON PIN SET;

THENCE SOUTH  $88^{\circ}11'58''$  EAST, A DISTANCE OF 146.96 FEET OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH  $73^{\circ}50'17''$  EAST, A DISTANCE OF 75.45 FEET OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH  $60^{\circ}30'19''$  EAST, A DISTANCE OF 138.65 FEET OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH  $84^{\circ}31'14''$  EAST, A DISTANCE OF 261.84 FEET OVER AND ACROSS SAID BURKS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

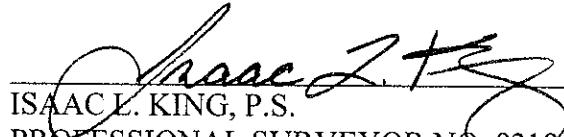
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PRIOR DEED REFERENCES: OFFICIAL RECORD 228, PAGE 281.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318

DATE: 4-27-2020



Mapcheck 1: tract 1

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 Area: 196264.56 Sq. Ft. 4.506 ac.  
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 Northing: 452685.8573'

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 Northing: 452746.6833'

Side 3: Line

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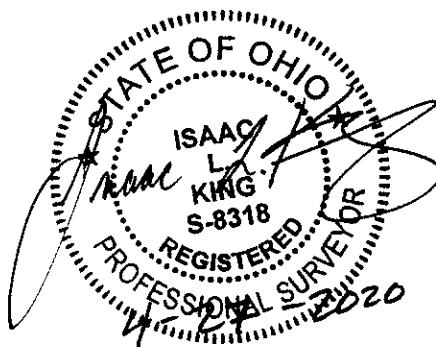
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 Distance: 261.840'  
 Easting: 1773291.4464'  
 Northing: 453078.1497'  
 Side 11: Line  
 Direction: S0° 17' 05"W  
 Angle: [-95.1947 (d)]  
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 Distance: 392.290'  
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Angle:	[-155.9847 (d)]
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Angle:	[166.6672 (d)]
Deflection angle:	[-13.3328 (d)]
Distance:	75.450'
Easting:	1772837.6571'
Northing:	453192.4103'
Side 7: Line	
Direction:	N88° 11' 58"W
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Deflection angle:	[-14.3614 (d)]
Distance:	146.960'
Easting:	1772690.7696'

Northing: 453197.0279'  
Side 8: Line  
Direction: N0° 49' 28"E  
Angle: [-90.9761 (d)]  
Deflection angle: [89.0239 (d)]  
Distance: 466.600'  
Easting: 1772697.4834'  
Northing: 453663.5796'  
Side 9: Line  
Direction: S89° 46' 36"E  
Angle: [-90.6011 (d)]  
Deflection angle: [89.3989 (d)]  
Distance: 659.700'  
Easting: 1773357.1784'  
Northing: 453661.0081'  
Side 10: Line  
Direction: S0° 45' 58"W  
Angle: [-89.4572 (d)]  
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