



ENGINEERS •  
SURVEYORS

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**LEGAL DESCRIPTION FOR JOHN WYATT  
15.727 ACRES - TRACT 4  
MIFFLIN TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF MIFFLIN, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 13 EAST, BEING A 15.727 ACRE TRACT OUT OF A TRACT CONVEYED TO JT WYATT PROPERTIES, LLC. OF RECORD IN OFFICIAL RECORD 214, PAGE 1227, 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 STONE ON THE CENTERLINE OF COUNTY HIGHWAY 64 (50 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID QUARTER, A SOUTHEAST CORNER OF SAID JT WYATT PROPERTIES TRACT, AND A SOUTHWEST CORNER OF A TRACT CONVEYED TO SCOTT E. AND JESSICA L. MARSH OF RECORD IN ORIGINAL RECORD 224, PAGE 1313;

THENCE NORTH 89°43'36" WEST, A DISTANCE OF 1961.51 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 64, THE SOUTH LINE OF SAID SOUTHWEST QUARTER, AND THE SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT, PASSING MAG SPIKES FOUND AT 150.00 FEET AND 450.00 FEET, MAG SPIKES SET AT 851.51 FEET AND 1317.63 FEET, AND SURVEY NAILS FOUND AT 1251.51 FEET AND 1601.51 FEET, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH 00°08'59" EAST, A DISTANCE OF 25.00 FEET, SAID MAG SPIKE SET BEING THE POINT OF BEGINNING;

THENCE NORTH 89°43'36" WEST, A DISTANCE OF 230.00 FEET WITH THE SOUTH LINE OF SOUTHWEST QUARTER, AND THE SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT, AN IRON PIN FOUND AT A SOUTHWEST CORNER OF SAID JT WYATT PROPERTIES TRACT AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO JANICE I. YOUNG, ETAL L.E. OF RECORD IN OFFICIAL RECORD 238, PAGE 1966;

REFERENCE SURVEY VOL. 1

PAGE 643 IN THE TAX MAP OFFICE

(Tract 4 = 15.727A) "2020"

THENCE NORTH  $01^{\circ}52'05''$  EAST, A DISTANCE OF 557.34 FEET WITH A WEST LINE OF SAID JT WYATT PROPERTIES TRACT AND AN EAST LINE OF SAID YOUNG TRACT, TO AN IRON PIN FOUND;

THENCE NORTH  $35^{\circ}22'30''$  WEST, A DISTANCE OF 176.69 FEET WITH A SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT AND A NORTH LINE OF SAID YOUNG TRACT, TO AN IRON PIN FOUND;

THENCE NORTH  $78^{\circ}11'58''$  WEST, A DISTANCE OF 159.97 FEET WITH A SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT AND A NORTH LINE OF SAID YOUNG TRACT, TO AN IRON PIN FOUND;

THENCE SOUTH  $54^{\circ}09'22''$  WEST, A DISTANCE OF 182.74 FEET WITH A SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT AND A NORTH LINE OF SAID YOUNG TRACT, TO IRON PIN FOUND;

THENCE NORTH  $88^{\circ}44'45''$  WEST, A DISTANCE OF 41.24 FEET WITH A SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT AND A NORTH LINE OF SAID YOUNG TRACT, TO A POINT IN THE TYMOCHTEE CREEK BEING REFERENCED BY AN IRON PIN SET NORTH  $31^{\circ}36'05''$  EAST, A DISTANCE OF 59.38 FEET;

THENCE NORTH  $11^{\circ}28'29''$  EAST, A DISTANCE OF 189.00 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A WEST LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $57^{\circ}56'14''$  EAST, A DISTANCE OF 32.00 FEET;

THENCE NORTH  $48^{\circ}41'50''$  EAST, A DISTANCE OF 232.00 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $14^{\circ}34'26''$  EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH  $73^{\circ}52'55''$  EAST, A DISTANCE OF 364.00 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $04^{\circ}32'39''$  WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH  $65^{\circ}05'45''$  EAST, A DISTANCE OF 594.30 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $65^{\circ}05'45''$  EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH  $52^{\circ}23'38''$  EAST, A DISTANCE OF 63.49 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT

WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH 04°43'47" WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 04°43'36" EAST, A DISTANCE OF 202.00 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND NORTH 87°24'33" EAST, A DISTANCE OF 62.00 FEET;

THENCE NORTH 40°32'02" EAST, A DISTANCE OF 68.00 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH 19°57'05" EAST, A DISTANCE OF 52.00 FEET;

THENCE SOUTH 84°33'52" EAST, A DISTANCE OF 114.00 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH 24°45'45" WEST, A DISTANCE OF 22.00 FEET;

THENCE SOUTH 54°46'50" EAST A DISTANCE OF 4.36 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH 36°12'11" WEST, A DISTANCE OF 21.64 FEET;

THENCE SOUTH 01°17'43" WEST, A DISTANCE OF 659.67 FEET OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE NORTH LINE OF A TRACT CONVEYED TO ANTHONY SCOTT PRYOR OF RECORD IN OFFICIAL RECORD 184, PAGE 740;

THENCE NORTH 89°43'36" WEST, A DISTANCE OF 652.68 FEET WITH A NORTH LINE OF SAID PRYOR TRACT, AND OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE, PASSING AN IRON PIN FOUND AT 292.68 FEET AT THE NORTHWEST CORNER OF SAID PRYOR TRACT, TO AN IRON PIN SET;

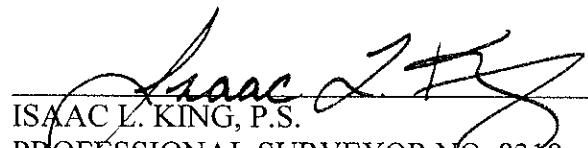
THENCE SOUTH 00°08'59" WEST, A DISTANCE OF 440.00 FEET OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 415.00 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 15.727 ACRES OF LAND, OF WHICH 0.132 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

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 JUNE 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 214, PAGE 1227.

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

DATE: 6-16-2020



Mapcheck 4: TRACT 4

Closure Summary

Precision, 1 part in: 1103268.824'  
 Error distance: 0.004'  
 Error direction: N77° 39' 31"W  
 Area: 685054.23 Sq. Ft. 15.727 AC.  
 Square area: 685054.229  
 Perimeter: 4931.480'

Point of Beginning

Easting: 1725050.0373'  
 Northing: 399244.9500'

Side 1: Line

Direction: N89° 43' 36"W  
 Angle: [90.2733 (d)]  
 Deflection angle: [-89.7267 (d)]  
 Distance: 230.000'  
 Easting: 1724820.0399'  
 Northing: 399246.0472'

Side 2: Line

Direction: N1° 52' 05"E  
 Angle: [-88.4053 (d)]  
 Deflection angle: [91.5947 (d)]  
 Distance: 557.340'  
 Easting: 1724838.2081'  
 Northing: 399803.0910'

Side 3: Line

Direction: N35° 22' 30"W  
 Angle: [142.7569 (d)]  
 Deflection angle: [-37.2431 (d)]  
 Distance: 176.690'  
 Easting: 1724735.9177'  
 Northing: 399947.1606'

Side 4: Line

Direction: N78° 11' 58"W  
 Angle: [137.1756 (d)]  
 Deflection angle: [-42.8244 (d)]  
 Distance: 159.970'  
 Easting: 1724579.3286'  
 Northing: 399979.8753'

Side 5: Line

Direction: S54° 09' 22"W  
 Angle: [132.3556 (d)]  
 Deflection angle: [-47.6444 (d)]  
 Distance: 182.740'  
 Easting: 1724431.1968'  
 Northing: 399872.8666'

Side 6: Line

Direction: N88° 44' 45"W  
 Angle: [-142.9019 (d)]



REFERENCE SURVEY VOL. D  
 PAGE 643 IN THE TAX MAP OFFICE  
 (Tract 4) "2020"

Deflection angle: [37.0981 (d)]  
Distance: 41.240'  
Easting: 1724389.9666'  
Northing: 399873.7693'  
Side 7: Line  
Direction: N11° 28' 29"E  
Angle: [-79.7794 (d)]  
Deflection angle: [100.2206 (d)]  
Distance: 189.000'  
Easting: 1724427.5655'  
Northing: 400058.9917'  
Side 8: Line  
Direction: N48° 41' 50"E  
Angle: [-142.7775 (d)]  
Deflection angle: [37.2225 (d)]  
Distance: 232.000'  
Easting: 1724601.8513'  
Northing: 400212.1205'  
Side 9: Line  
Direction: N73° 52' 55"E  
Angle: [-154.8153 (d)]  
Deflection angle: [25.1847 (d)]  
Distance: 364.000'  
Easting: 1724951.5431'  
Northing: 400313.1732'  
Side 10: Line  
Direction: S65° 05' 45"E  
Angle: [-138.9778 (d)]  
Deflection angle: [41.0222 (d)]  
Distance: 594.300'  
Easting: 1725490.5812'  
Northing: 400062.9124'  
Side 11: Line  
Direction: N52° 23' 38"E  
Angle: [117.4897 (d)]  
Deflection angle: [-62.5103 (d)]  
Distance: 63.490'  
Easting: 1725540.8795'  
Northing: 400101.6559'  
Side 12: Line  
Direction: N4° 43' 36"E  
Angle: [132.3328 (d)]  
Deflection angle: [-47.6672 (d)]  
Distance: 202.000'  
Easting: 1725557.5248'  
Northing: 400302.9690'  
Side 13: Line  
Direction: N40° 32' 02"E  
Angle: [-144.1928 (d)]  
Deflection angle: [35.8072 (d)]

Distance: 68.000'  
Easting: 1725601.7178'  
Northing: 400354.6504'  
Side 14: Line  
Direction: S84° 33' 52"E  
Angle: [-125.0983 (d)]  
Deflection angle: [54.9017 (d)]  
Distance: 114.000'  
Easting: 1725715.2052'  
Northing: 400343.8517'  
Side 15: Line  
Direction: S54° 46' 50"E  
Angle: [-150.2161 (d)]  
Deflection angle: [29.7839 (d)]  
Distance: 4.360'  
Easting: 1725718.7671'  
Northing: 400341.3372'  
Side 16: Line  
Direction: S1° 17' 43"W  
Angle: [-123.9242 (d)]  
Deflection angle: [56.0758 (d)]  
Distance: 659.670'  
Easting: 1725703.8553'  
Northing: 399681.8358'  
Side 17: Line  
Direction: N89° 43' 36"W  
Angle: [-91.0219 (d)]  
Deflection angle: [88.9781 (d)]  
Distance: 292.680'  
Easting: 1725411.1786'  
Northing: 399683.2320'  
Side 18: Line  
Direction: N89° 43' 36"W  
Angle: [180.0000 (d)]  
Deflection angle: [0.0000 (d)]  
Distance: 360.000'  
Easting: 1725051.1827'  
Northing: 399684.9494'  
Side 19: Line  
Direction: S0° 08' 59"W  
Angle: [89.8764 (d)]  
Deflection angle: [-90.1236 (d)]  
Distance: 440.000'  
Easting: 1725050.0330'  
Northing: 399244.9509'



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**LEGAL DESCRIPTION FOR JOHN WYATT  
4.040 ACRES - TRACT 1  
MIFFLIN TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF MIFFLIN, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 13 EAST, BEING A 4.040 ACRE TRACT OUT OF A TRACT CONVEYED TO JT WYATT PROPERTIES, LLC. OF RECORD IN OFFICIAL RECORD 214, PAGE 1227, 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 STONE ON THE CENTERLINE OF COUNTY HIGHWAY 64 (50 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID QUARTER, A SOUTHEAST CORNER OF SAID JT WYATT PROPERTIES TRACT, AND A SOUTHWEST CORNER OF A TRACT CONVEYED TO SCOTT E. AND JESSICA L. MARSH OF RECORD IN ORIGINAL RECORD 224, PAGE 1313;

THENCE NORTH 89°43'36" WEST, A DISTANCE OF 851.51 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 64, THE SOUTH LINE OF SAID SOUTHWEST QUARTER, AND THE SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT, PASSING MAG SPIKES FOUND AT 150.00 FEET AND 450.00 FEET, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH 00° 08'59" EAST, A DISTANCE OF 25.00 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°43'36" WEST, A DISTANCE OF 400.00 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 64, THE SOUTH LINE OF SAID SOUTHWEST QUARTER, AND A SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A SURVEY NAIL FOUND BEING REFERENCED BY AN IRON PIN FOUND NORTH 00°08'59" EAST, A DISTANCE OF 25.00 FEET, SAID SURVEY NAIL BEING A CORNER OF SAID JT WYATT PROPERTIES TRACT, AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO ANTHONY SCOTT PRYOR OF RECORD IN OFFICIAL RECORD 184, PAGE 740;

REFERENCE SURVEY VOL. D  
PAGE 643 IN THE TAX MAP OFFICE  
(Tract 1 = 4.040A) "2020"

THENCE NORTH 00°08'59" FEET, A DISTANCE OF 440.00 FEET WITH A WEST LINE OF SAID JT WYATT PROPERTIES TRACT AND AN EAST LINE OF SAID PRYOR TRACT, PASSING AN IRON PIN AT 25.00 FEET, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH 00°08'59" WEST, A DISTANCE OF 52.37 FEET, SAID POINT BEING A CORNER OF SAID JT WYATT PROPERTIES TRACT, AND A NORTHEAST CORNER OF SAID PRYOR TRACT;

THENCE SOUTH 89°43'36" EAST, A DISTANCE OF 400.00 FEET OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

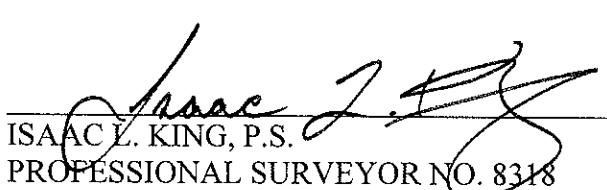
THENCE SOUTH 00°08'59" WEST, A DISTANCE OF 440.00 FEET OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 415.00 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 4.040 ACRES OF LAND, OF WHICH 0.230 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

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 JUNE 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 214, PAGE 1227.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 6-16-2020



Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 1680000000.000'  
Error distance: 0.000'  
Error direction: N0° 00' 00"E  
Area: 175999.59 Sq. Ft. 4.040 AC.  
Square area: 175999.590  
Perimeter: 1680.000'

Point of Beginning

Easting: 1726160.0247'  
Northing: 399239.6549'

Side 1: Line

Direction: N89° 43' 36"W  
Angle: [90.2733 (d)]  
Deflection angle: [-89.7267 (d)]  
Distance: 400.000'  
Easting: 1725760.0292'  
Northing: 399241.5632'

Side 2: Line

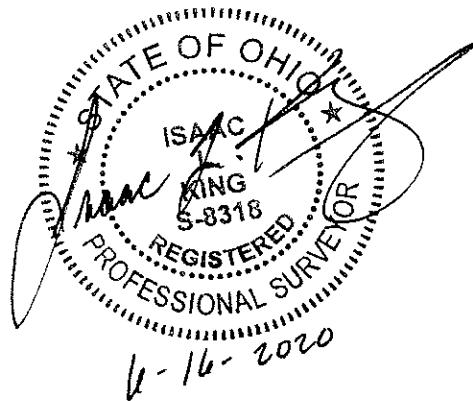
Direction: N0° 08' 59"E  
Angle: [-90.1236 (d)]  
Deflection angle: [89.8764 (d)]  
Distance: 440.000'  
Easting: 1725761.1790'  
Northing: 399681.5617'

Side 3: Line

Direction: S89° 43' 36"E  
Angle: [-89.8764 (d)]  
Deflection angle: [90.1236 (d)]  
Distance: 400.000'  
Easting: 1726161.1745'  
Northing: 399679.6534'

Side 4: Line

Direction: S0° 08' 59"W  
Angle: [-90.1236 (d)]  
Deflection angle: [89.8764 (d)]  
Distance: 440.000'  
Easting: 1726160.0247'  
Northing: 399239.6549'



REFERENCE SURVEY VOL. D  
PAGE 143 IN THE TAX MAP OFFICE  
(Tract 1) 2020 "



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**LEGAL DESCRIPTION FOR JOHN WYATT  
3.636 ACRE - TRACT 2  
MIFFLIN TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF MIFFLIN, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 13 EAST, BEING A 3.636 ACRE TRACT OUT OF A TRACT CONVEYED TO JT WYATT PROPERTIES, LLC. OF RECORD IN OFFICIAL RECORD 214, PAGE 1227, 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 STONE ON THE CENTERLINE OF COUNTY HIGHWAY 64 (50 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID QUARTER, A SOUTHEAST CORNER OF SAID JT WYATT PROPERTIES TRACT, AND A SOUTHWEST CORNER OF A TRACT CONVEYED TO SCOTT E. AND JESSICA L. MARSH OF RECORD IN ORIGINAL RECORD 224, PAGE 1313;

THENCE NORTH 89°43'36" WEST, A DISTANCE OF 1601.51 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 64, THE SOUTH LINE OF SAID SOUTHWEST QUARTER, PASSING A MAG SPIKES FOUND AT 150.00 FEET AND 450.00 FEET, MAG SPIKES SET AT 851.51 FEET AND 1317.63 FEET, AND A SURVEY NAIL FOUND AT 1251.51 FEET, TO A SURVEY NAIL FOUND BEING REFERENCED BY AN IRON PIN FOUND NORTH 00°08'59" EAST, A DISTANCE OF 25.00 FEET, SAID SURVEY NAIL FOUND BEING A CORNER OF SAID JT WYATT PROPERTIES TRACT AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO ANTHONY SCOTT PRYOR OF RECORD IN OFFICIAL RECORD 184, PAGE 740, AND ALSO BEING THE POINT OF BEGINNING; .

THENCE CONTINUING NORTH 89°43'36" WEST, A DISTANCE OF 360.00 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 64, THE SOUTH LINE OF SAID SOUTHWEST QUARTER, AND THE SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH 00°08'59" EAST, A DISTANCE OF 25.00 FEET;

REFERENCE SURVEY VOL. D

PAGE 643 IN THE TAX MAP OFFICE  
(Tract 2 - 3.636 A) "2020"

THENCE NORTH 00°08'59" EAST, A DISTANCE OF 440.00 FEET OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 25.00 FEET, TO AN IRON PIN SET;

THENCE SOUTH 89°43'36" EAST, A DISTANCE OF 360.00 FEET OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE, TO AN IRON PIN FOUND AT A CORNER OF SAID JT WYATT PROPERTIES TRACT AND A NORTHWEST CORNER OF SAID PRYOR TRACT;

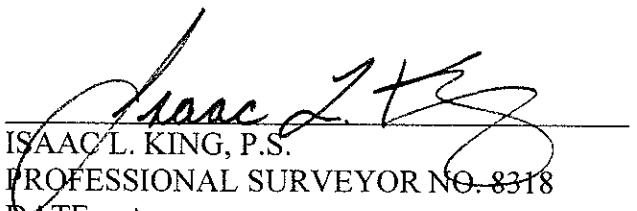
THENCE SOUTH 00°08'59" WEST, A DISTANCE OF 440.00 FEET WITH AN EAST LINE OF SAID JT WYATT PROPERTIES TRACT AND A WEST LINE OF SAID PRYOR TRACT, PASSING AN IRON PIN FOUND AT 415.00 FEET, TO THE SURVEY NAIL FOUND AT THE POINT OF BEGINNING; CONTAINING 3.636 ACRES OF LAND, OF WHICH 0.207 ACRES ARE IN THE 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 JUNE 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 214, PAGE 1227.

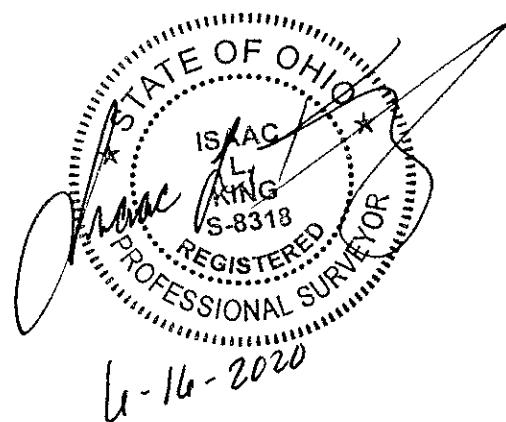
  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 6-16-2020



Mapcheck 2: TRACT 2

Closure Summary

Precision, 1 part in: 1600000000.000'  
 Error distance: 0.000'  
 Error direction: N0° 00' 00"E  
 Area: 158399.63 Sq. Ft. 3.636 AC.  
 Square area: 158399.631  
 Perimeter: 1600.000'  
 Point of Beginning  
 Easting: 1725410.0332'  
 Northing: 399243.2327'  
 Side 1: Line  
 Direction: N89° 43' 36"W  
 Angle: [90.2733 (d)]  
 Deflection angle: [-89.7267 (d)]  
 Distance: 360.000'  
 Easting: 1725050.0373'  
 Northing: 399244.9500'  
 Side 2: Line  
 Direction: N0° 08' 59"E  
 Angle: [-90.1236 (d)]  
 Deflection angle: [89.8764 (d)]  
 Distance: 440.000'  
 Easting: 1725051.1871'  
 Northing: 399684.9485'  
 Side 3: Line  
 Direction: S89° 43' 36"E  
 Angle: [-89.8764 (d)]  
 Deflection angle: [90.1236 (d)]  
 Distance: 360.000'  
 Easting: 1725411.1830'  
 Northing: 399683.2311'  
 Side 4: Line  
 Direction: S0° 08' 59"W  
 Angle: [-90.1236 (d)]  
 Deflection angle: [89.8764 (d)]  
 Distance: 440.000'  
 Easting: 1725410.0332'  
 Northing: 399243.2327'



4-16-2020

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 (Tract 2) "2020"



ENGINEERS •  
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**LEGAL DESCRIPTION FOR JOHN WYATT  
25.529 ACRES - TRACT 3  
MIFFLIN TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF MIFFLIN, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 13 EAST, BEING A 25.529 ACRE TRACT OUT OF A TRACT CONVEYED TO JT WYATT PROPERTIES, LLC. OF RECORD IN OFFICIAL RECORD 214, PAGE 1227, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A RAILROAD SPIKE FOUND OVER STONE ON THE CENTERLINE OF COUNTY HIGHWAY 64 (50 FEET IN WIDTH), THE SOUTHEAST CORNER OF SAID QUARTER, A SOUTHEAST CORNER OF SAID JT WYATT PROPERTIES TRACT, AND A SOUTHWEST CORNER OF A TRACT CONVEYED TO SCOTT E. AND JESSICA L. MARSH OF RECORD IN ORIGINAL RECORD 224, PAGE 1313;

THENCE NORTH 89°43'36" WEST, A DISTANCE OF 150.00 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 64, THE SOUTH LINE OF SAID SOUTHWEST QUARTER, AND THE SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A MAG SPIKE FOUND BEING REFERENCED BY AN IRON PIN FOUND NORTH 00° 16'24" EAST A DISTANCE OF 25.00 FEET, SAID MAG SPIKE FOUND BEING A CORNER OF JT WYATT PROPERTIES TRACT AND THE SOUTHEAST CORNER OF A TRACT CONVEYED TO DYLAN J. WYATT OF RECORD IN OFFICIAL RECORD 245, PAGE 1973;

THENCE NORTH 00°16'24" EAST, A DISTANCE OF 400.00 FEET WITH A WEST LINE OF SAID JT WYATT PROPERTIES TRACT AND THE EAST LINE OF SAID DYLAN WYATT TRACT, PASSING AN IRON PIN FOUND AT 25.00 FEET, TO AN IRON PIN FOUND;

THENCE NORTH 89°43'36" WEST, A DISTANCE OF 300.00 FEET WITH A SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT AND THE NORTH LINE OF SAID DYLAN WYATT TRACT, TO AN IRON PIN FOUND;

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25.529A)

THENCE SOUTH  $00^{\circ}16'24''$  WEST, A DISTANCE OF 400.00 FEET WITH AN EAST LINE OF SAID JT WYATT PROPERTIES TRACT AND THE WEST LINE OF SAID DYLAN WYATT TRACT, PASSING AN IRON PIN FOUND AT 375.00 FEET, TO A MAG SPIKE FOUND ON THE CENTERLINE OF SAID COUNTY HIGHWAY 64, THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A SOUTHEAST CORNER OF SAID JT WYATT PROPERTIES TRACT, AND THE SOUTHWEST CORNER OF SAID DYLAN WYATT TRACT;

THENCE NORTH  $89^{\circ}43'36''$  WEST, A DISTANCE OF 401.51 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 64, THE SOUTH LINE OF SAID SOUTHWEST QUARTER, AND THE SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH  $00^{\circ}08'59''$  EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH  $00^{\circ}08'59''$  EAST, A DISTANCE OF 440.00 FEET OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 25.00 FEET, TO AN IRON PIN SET;

THENCE NORTH  $89^{\circ}43'36''$  WEST, A DISTANCE OF 457.32 FEET OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE, AND WITH THE NORTH LINE OF A TRACT CONVEYED TO ANTHONY SCOTT PRYOR OF RECORD IN OFFICIAL RECORD 184, PAGE 740, TO AN IRON PIN SET;

THENCE NORTH  $01^{\circ}17'43''$  EAST, A DISTANCE OF 659.67 FEET OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE, TO A POINT IN THE CENTER OF THE TYMOCHTEE CREEK AND THE NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, SAID POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $36^{\circ}12'11''$  WEST, A DISTANCE OF 21.64 FEET;

THENCE SOUTH  $54^{\circ}46'50''$  EAST, A DISTANCE OF 281.83 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $43^{\circ}49'11''$  EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH  $64^{\circ}30'31''$  EAST, A DISTANCE OF 62.89 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $07^{\circ}09'52''$  EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH  $14^{\circ}13'55''$  EAST, A DISTANCE OF 156.25 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $46^{\circ}42'16''$  EAST, A DISTANCE OF 82.00 FEET;

THENCE NORTH  $76^{\circ}32'31''$  EAST, A DISTANCE OF 166.00 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $11^{\circ}40'33''$  EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH  $84^{\circ}06'16''$  EAST, A DISTANCE OF 444.00 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND THE A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $09^{\circ}05'07''$  WEST, A DISTANCE OF 25.00;

THENCE SOUTH  $80^{\circ}59'12''$  EAST, A DISTANCE OF 393.69 FEET WITH THE CENTERLINE OF SAID TYMOCHTEE CREEK AND A NORTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH  $01^{\circ}20'15''$  WEST, A DISTANCE OF 48.90 FEET, SAID POINT BEING A NORTHEAST CORNER OF SAID JT WYATT PROPERTIES TRACT, AND A NORTHWEST CORNER OF SAID MARSH TRACT;

THENCE SOUTH  $01^{\circ}20'15''$  WEST, A DISTANCE OF 1053.37 FEET WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, AN EAST LINE OF SAID JT WYATT PROPERTIES TRACT, AND A WEST LINE OF SAID MARSH TRACT, PASSING IRON PINS FOUND AT 48.90 FEET AND 462.94 FEET, TO THE RAILROAD SPIKE FOUND AT THE POINT OF BEGINNING, CONTAINING 25.529 ACRES OF LAND, OF WHICH 0.317 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

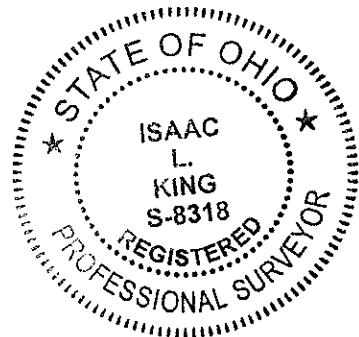
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED JUNE 2020, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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 214, PAGE 1227.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 6-16-2020



Mapcheck 3: TRACT 3

Closure Summary

Precision, 1 part in: 1590804.252'  
 Error distance: 0.004'  
 Error direction: S64° 00' 55"E  
 Area: 1112025.91 Sq. Ft. 25.529 AC.  
 Square area: 1112025.911  
 Perimeter: 5766.530'

Point of Beginning

Easting: 1727011.5290'  
 Northing: 399235.5940'

Side 1: Line

Direction: N89° 43' 36"W  
 Angle: [90.2733 (d)]  
 Deflection angle: [-89.7267 (d)]  
 Distance: 150.000'  
 Easting: 1726861.5307'  
 Northing: 399236.3096'

Side 2: Line

Direction: N0° 16' 24"E  
 Angle: [-90.0000 (d)]  
 Deflection angle: [90.0000 (d)]  
 Distance: 400.000'  
 Easting: 1726863.4389'  
 Northing: 399636.3050'

Side 3: Line

Direction: N89° 43' 36"W  
 Angle: [90.0000 (d)]  
 Deflection angle: [-90.0000 (d)]  
 Distance: 300.000'  
 Easting: 1726563.4423'  
 Northing: 399637.7362'

Side 4: Line

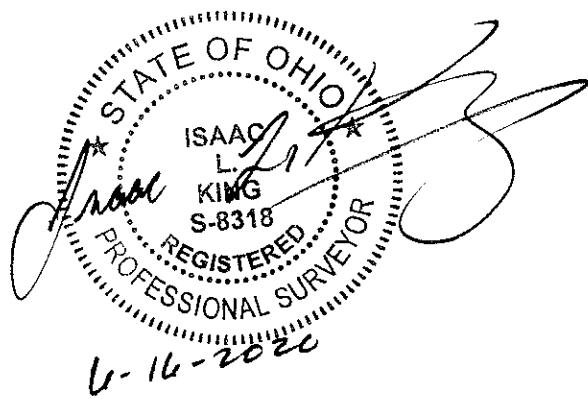
Direction: S0° 16' 24"W  
 Angle: [90.0000 (d)]  
 Deflection angle: [-90.0000 (d)]  
 Distance: 400.000'  
 Easting: 1726561.5341'  
 Northing: 399237.7407'

Side 5: Line

Direction: N89° 43' 36"W  
 Angle: [-90.0000 (d)]  
 Deflection angle: [90.0000 (d)]  
 Distance: 401.510'  
 Easting: 1726160.0287'  
 Northing: 399239.6562'

Side 6: Line

Direction: N0° 08' 59"E  
 Angle: [-90.1236 (d)]



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Deflection angle: [89.8764 (d)]  
Distance: 440.000'  
Easting: 1726161.1785'  
Northing: 399679.6547'  
Side 7: Line  
Direction: N89° 43' 36"W  
Angle: [90.1236 (d)]  
Deflection angle: [-89.8764 (d)]  
Distance: 400.000'  
Easting: 1725761.1830'  
Northing: 399681.5629'  
Side 8: Line  
Direction: N89° 43' 36"W  
Angle: [180.0000 (d)]  
Deflection angle: [0.0000 (d)]  
Distance: 57.320'  
Easting: 1725703.8637'  
Northing: 399681.8363'  
Side 9: Line  
Direction: N1° 17' 43"E  
Angle: [-88.9781 (d)]  
Deflection angle: [91.0219 (d)]  
Distance: 659.670'  
Easting: 1725718.7755'  
Northing: 400341.3378'  
Side 10: Line  
Direction: S54° 46' 50"E  
Angle: [-56.0758 (d)]  
Deflection angle: [123.9242 (d)]  
Distance: 281.830'  
Easting: 1725949.0163'  
Northing: 400178.8037'  
Side 11: Line  
Direction: N64° 30' 31"E  
Angle: [119.2892 (d)]  
Deflection angle: [-60.7108 (d)]  
Distance: 62.890'  
Easting: 1726005.7839'  
Northing: 400205.8700'  
Side 12: Line  
Direction: N14° 13' 55"E  
Angle: [129.7233 (d)]  
Deflection angle: [-50.2767 (d)]  
Distance: 156.250'  
Easting: 1726044.1977'  
Northing: 400357.3245'  
Side 13: Line  
Direction: N76° 32' 31"E  
Angle: [-117.6900 (d)]  
Deflection angle: [62.3100 (d)]

Distance: 166.000'  
Easting: 1726205.6394'  
Northing: 400395.9582'  
Side 14: Line  
Direction: S84° 06' 16"E  
Angle: [-160.6464 (d)]  
Deflection angle: [19.3536 (d)]  
Distance: 444.000'  
Easting: 1726647.2910'  
Northing: 400350.3526'  
Side 15: Line  
Direction: S80° 59' 12"E  
Angle: [-176.8822 (d)]  
Deflection angle: [3.1178 (d)]  
Distance: 393.690'  
Easting: 1727036.1197'  
Northing: 400288.6754'  
Side 16: Line  
Direction: S1° 20' 15"W  
Angle: [-97.6758 (d)]  
Deflection angle: [82.3242 (d)]  
Distance: 1053.370'  
Easting: 1727011.5323'  
Northing: 399235.5924'