



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR OLIVIA WEDERTZ
2.000 ACRES
TOWNSHIP OF MIFFLIN, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP 3 SOUTH, RANGE 13 EAST, TOWNSHIP OF MIFFLIN, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 29, AND BEING A 2.000 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO JASON L. FREY TRUSTEE OF RECORD IN OFFICIAL RECORD 222, PAGE 843, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A STONE FOUND IN A MONUMENT BOX ON THE CENTERLINE OF TOWNSHIP HIGHWAY 96 (40 FEET IN WIDTH), THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, AND A CORNER OF SAID FREY TRACT;

THENCE NORTH $01^{\circ}08'51''$ EAST, A DISTANCE OF 95.69 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 96, THE WEST LINE OF SAID SOUTHWEST QUARTER, AND THE WEST LINE OF SAID FREY TRACT, TO A SURVEY NAIL FOUND AT THE NORTHWEST CORNER OF SAID FREY TRACT;

THENCE SOUTH $87^{\circ}19'23''$ EAST, A DISTANCE OF 1653.94 FEET WITH THE CENTERLINE OF COUNTY HIGHWAY 64 (50 FEET IN WIDTH), TO A SURVEY NAIL FOUND BEING REFERENCED BY AN IRON PIN FOUND SOUTH $00^{\circ}48'45''$ WEST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH $85^{\circ}54'36''$ EAST, A DISTANCE OF 597.41 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 64, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET SOUTH $05^{\circ}24'13''$ EAST, A DISTANCE OF 18.73 FEET, SAID MAG SPIKE SET BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH $85^{\circ}54'36''$ EAST, A DISTANCE OF 40.56 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 64 AND THE NORTH LINE OF SAID FREY TRACT, TO MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET SOUTH $05^{\circ}24'13''$ EAST, A DISTANCE OF 25.34 FEET;

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THENCE SOUTH 05°24'13" EAST, A DISTANCE OF 45.80 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 25.34 FEET, TO AN IRON PIN SET;

THENCE SOUTH 29°57'33" EAST, A DISTANCE OF 97.25 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 07°57'55" EAST, A DISTANCE OF 91.65 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 79°53'11" EAST, A DISTANCE OF 148.88 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH 00°57'54" WEST, A DISTANCE OF 313.88 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 88°54'37" WEST, A DISTANCE OF 269.88 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 00°57'54" EAST, A DISTANCE OF 260.45 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 79°53'11" EAST, A DISTANCE OF 86.09 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 07°57'55" WEST, A DISTANCE OF 84.99 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 30°05'33" WEST, A DISTANCE OF 97.73 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 05°24'13" WEST, A DISTANCE OF 62.09 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 43.36 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 2.000 ACRES OF LAND, OF WHICH 0.023 ACRES ARE IN THE RIGHT-OF-WAY, 0.016 ACRES ARE IN SECTION 20, AND 1.984 ACRES ARE IN SECTION 29, 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 SEPTEMBER, 2025, 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 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 REFERENCE: OFFICIAL RECORD 222, PAGE 843.

Isaac L. King
ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 9-15-2025



Mapcheck 3: wedertz

Closure Summary

Precision, 1 part in:	419732.386'
Error distance:	0.004'
Error direction:	N56° 32' 25"W
Area:	87115.82 Sq. Ft.
2.000 acres	
Square area:	87115.821
Perimeter:	1599.250'
Point of Beginning	
Easting:	1721383.2279'
Northing:	399307.2307'
Side 1: Line	
Direction:	S85° 54' 36"E
Angle:	[-85.9100 (d)]
Deflection angle:	[94.0900 (d)]
Distance:	40.560'
Easting:	1721423.6846'
Northing:	399304.3378'
Side 2: Line	
Direction:	S5° 24' 13"E
Angle:	[-99.4936 (d)]
Deflection angle:	[80.5064 (d)]
Distance:	45.800'
Easting:	1721427.9977'
Northing:	399258.7414'
Side 3: Line	
Direction:	S29° 57' 33"E
Angle:	[155.4444 (d)]
Deflection angle:	[-24.5556 (d)]
Distance:	97.250'
Easting:	1721476.5626'
Northing:	399174.4858'
Side 4: Line	
Direction:	S7° 57' 55"E
Angle:	[-158.0061 (d)]
Deflection angle:	[21.9939 (d)]
Distance:	91.650'
Easting:	1721489.2628'
Northing:	399083.7200'
Side 5: Line	
Direction:	N79° 53' 11"E
Angle:	[87.8517 (d)]
Deflection angle:	[-92.1483 (d)]
Distance:	148.880'
Easting:	1721635.8295'
Northing:	399109.8634'
Side 6: Line	
Direction:	S0° 57' 54"W
Angle:	[-78.9214 (d)]
Deflection angle:	[101.0786 (d)]



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Distance: 313.880'
Easting: 1721630.5432'
Northing: 398796.0279'
Side 7: Line
Direction: N88° 54' 37"W
Angle: [-89.8753 (d)]
Deflection angle: [90.1247 (d)]
Distance: 269.880'
Easting: 1721360.7120'
Northing: 398801.1605'
Side 8: Line
Direction: N0° 57' 54"E
Angle: [-90.1247 (d)]
Deflection angle: [89.8753 (d)]
Distance: 260.450'
Easting: 1721365.0984'
Northing: 399061.5736'
Side 9: Line
Direction: N79° 53' 11"E
Angle: [-101.0786 (d)]
Deflection angle: [78.9214 (d)]
Distance: 86.090'
Easting: 1721449.8507'
Northing: 399076.6910'
Side 10: Line
Direction: N7° 57' 55"W
Angle: [92.1483 (d)]
Deflection angle: [-87.8517 (d)]
Distance: 84.990'
Easting: 1721438.0734'
Northing: 399160.8611'
Side 11: Line
Direction: N30° 05' 33"W
Angle: [157.8728 (d)]
Deflection angle: [-22.1272 (d)]
Distance: 97.730'
Easting: 1721389.0718'
Northing: 399245.4187'
Side 12: Line
Direction: N5° 24' 13"W
Angle: [-155.3111 (d)]
Deflection angle: [24.6889 (d)]
Distance: 62.090'
Easting: 1721383.2247'
Northing: 399307.2328'