



ENGINEERS •
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR JOSH GRIFFIN
70.923 ACRES
TOWNSHIP OF EDEN, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF EDEN, TOWNSHIP 2 SOUTH, RANGE 15 EAST, BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 6, BEING A 70.923 ACRE ORIGINAL TRACT CONVEYED TO JOSHUA E. AND HALEY M. GRIFFIN OF RECORD IN OFFICIAL RECORD 255, PAGE 450, 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 A STONE IN A MONUMENT BOX ON THE CENTERLINE OF COUNTY HIGHWAY 43 (40 FEET IN WIDTH), THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, AND A CORNER OF SAID GRIFFIN TRACT;

THENCE NORTH 89°48'16" WEST, A DISTANCE OF 33.00 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 43, THE SOUTH LINE OF SAID SOUTHWEST QUARTER, AND A SOUTH LINE OF SAID GRIFFIN TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH 00°12'29" EAST, A DISTANCE OF 20.00 FEET, SAID MAG SPIKE SET BEING A SOUTHWEST CORNER OF SAID GRIFFIN TRACT AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO DANNER HOLDINGS, LLC OF RECORD IN OFFICIAL RECORD 219, PAGE 1613;

THENCE NORTH 00°12'29" EAST, A DISTANCE OF 2650.04 FEET WITH THE WEST LINE OF SAID GRIFFIN TRACT AND AN EAST LINE OF SAID DANNER HOLDINGS TRACT, PASSING AN IRON PIN SET AT 20.00 FEET, TO AN IRON PIN SET ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, A NORTHWEST CORNER OF SAID GRIFFIN TRACT, AND A NORTHEAST CORNER OF SAID DANNER HOLDINGS TRACT, AND A SOUTH LINE OF A TRACT CONVEYED TO DANNER HOLDINGS, LLC OF RECORD IN OFFICIAL RECORD 219, PAGE 1627;

THENCE SOUTH 89°44'36" EAST, A DISTANCE OF 33.00 FEET WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, THE NORTH LINE OF SAID GRIFFIN TRACT, AND A SOUTH LINE OF SAID DANNER HOLDINGS TRACT ACQUIRED IN OFFICIAL RECORD 219, PAGE 1627, TO AN IRON PIN FOUND AT THE CENTER OF SAID SECTION, A CORNER OF SAID GRIFFIN TRACT, A SOUTHEAST CORNER OF SAID DANNER HOLDINGS TRACT, AND A SOUTHWEST CORNER OF A TRACT

REFERENCE SURVEY VOL. C

PAGE 1969

IN THE TAX MAP OFFICE

2025

CONVEYED TO JENNIFER CASE YEATER TRUSTEE OF RECORD IN OFFICIAL RECORD 283, PAGE 621;

THENCE SOUTH 89°44'26" EAST, A DISTANCE OF 1324.83 FEET WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A NORTH LINE OF SAID GRIFFIN TRACT, A SOUTH LINE OF SAID YEATER TRACT, AND A SOUTH LINE OF A TRACT CONVEYED TO CASEMARK FARMS, LLC OF RECORD IN OFFICIAL RECORD 289, PAGE 15, PASSING AN IRON PIN FOUND AT 839.08 FEET, TO AN IRON PIN FOUND AT A NORTHEAST CORNER OF SAID GRIFFIN TRACT, A SOUTHEAST CORNER OF SAID CASEMARK FARMS TRACT, AND A NORTHWEST CORNER OF A TRACT CONVEYED TO DANNER HOLDINGS, LLC OF RECORD IN OFFICIAL RECORD 215, PAGE 1298;

THENCE SOUTH 00°13'50" WEST, A DISTANCE OF 2111.46 FEET WITH AN EAST LINE OF SAID GRIFFIN TRACT, A WEST LINE OF SAID DANNER HOLDING TRACT, AND A WEST LINE OF A TRACT CONVEYED TO MARK R. AND NANCY D. CAREY OF RECORD IN OFFICIAL RECORD 177, PAGE 149, TO AN IRON PIN FOUND AT A SOUTHEAST CORNER OF SAID GRIFFIN TRACT, AND A NORTHEAST CORNER OF A TRACT CONVEYED TO DALE AND KELLI SMITH OF RECORD IN OFFICIAL RECORD 90, PAGE 24;

THENCE NORTH 88°25'52" WEST, A DISTANCE OF 824.29 FEET WITH A SOUTH LINE OF SAID GRIFFIN TRACT, A NORTH LINE OF SAID DALE SMITH TRACT, AND A NORTH LINE OF A TRACT CONVEYED TO VICTORIA E. AND KELLI J. SMITH OF RECORD IN OFFICIAL RECORD 254, PAGE 1759, PASSING AN IRON PIN FOUND AT 556.54 FEET, TO AN IRON PIN FOUND AT A CORNER OF SAID GRIFFIN TRACT AND A NORTHWEST CORNER OF SAID VICTORIA SMITH TRACT;

THENCE SOUTH 00°11'03" WEST, A DISTANCE OF 316.92 FEET WITH AN EAST LINE OF SAID GRIFFIN TRACT AND A WEST LINE OF SAID VICTORIA SMITH TRACT, TO AN IRON PIN FOUND;

THENCE NORTH 89°48'15" WEST, A DISTANCE OF 233.04 FEET WITH A SOUTH LINE OF SAID GRIFFIN TRACT AND A NORTH LINE OF SAID VICTORIA SMITH TRACT, TO AN IRON PIN FOUND;

THENCE SOUTH 00°12'34" WEST, A DISTANCE OF 240.00 FEET WITH AN EAST LINE OF SAID GRIFFIN TRACT AND A WEST LINE OF SAID VICTORIA SMITH TRACT, PASSING AN IRON PIN FOUND AT 220.00 FEET, TO A SURVEY NAIL FOUND BEING REFERENCED BY SAID IRON PIN FOUND NORTH 00°12'34" EAST, A DISTANCE OF 20.00 FEET, SAID SURVEY NAIL FOUND BEING ON THE CENTERLINE OF SAID COUNTY ROAD 43, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A SOUTHEAST CORNER OF SAID GRIFFIN TRACT, AND A SOUTHWEST CORNER OF SAID VICTORIA SMITH TRACT;

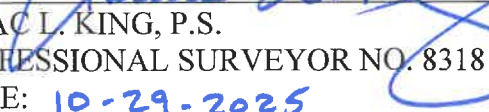
THENCE NORTH 89°47'07" WEST, A DISTANCE OF 267.02 FEET WITH THE CENTERLINE OF SAID COUNTY ROAD 43, THE SOUTH LINE OF SAID SOUTHEAST QUARTER, AND THE SOUTH LINE OF SAID GRIFFIN TRACT, TO THE RAILROAD SPIKE FOUND AT THE POINT OF BEGINNING, CONTAINING 70.923 ACRES OF LAND, OF WHICH 0.138 ACRES ARE IN THE RIGHT-OF-WAY, 2.008 ACRES ARE IN THE SOUTHWEST QUARTER, AND 68.915 ACRES ARE IN THE SOUTHEAST QUARTER, 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 OCTOBER, 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 255, PAGE 450.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 10-29-2025



Mapcheck 1: boundary

Closure Summary

Precision, 1 part in: 736874.408'
Error distance: 0.011'
Error direction: S56° 21' 29"E
Area: 3089399.39 Sq. Ft. 70.923 acres
Square area: 3089399.393
Perimeter: 8033.600'

Point of Beginning

Easting: 1780597.4050'
Northing: 446970.2500'

Side 1: Line

Direction: N89° 48' 16"W
Angle: [90.1956 (d)]
Deflection angle: [-89.8044 (d)]
Distance: 33.000'
Easting: 1780564.4052'
Northing: 446970.3626'

Side 2: Line

Direction: N0° 12' 29"E
Angle: [-89.9875 (d)]
Deflection angle: [90.0125 (d)]
Distance: 2650.040'
Easting: 1780574.0281'
Northing: 449620.3852'

Side 3: Line

Direction: S89° 44' 36"E
Angle: [-89.9514 (d)]
Deflection angle: [90.0486 (d)]
Distance: 33.000'
Easting: 1780607.0278'
Northing: 449620.2373'

Side 4: Line

Direction: S89° 44' 26"E
Angle: [-179.9972 (d)]
Deflection angle: [0.0028 (d)]
Distance: 1324.830'
Easting: 1781931.8442'
Northing: 449614.2383'

Side 5: Line

Direction: S0° 13' 50"W
Angle: [-90.0289 (d)]
Deflection angle: [89.9711 (d)]
Distance: 2111.460'
Easting: 1781923.3478'
Northing: 447502.7954'

Side 6: Line

Direction: N88° 25' 52"W
Angle: [-88.6617 (d)]



REFERENCE SURVEY VOL. C
PAGE 1959 IN THE TAX MAP OFFICE
2125

Deflection angle:	[91.3383 (d)]
Distance:	824.290'
Easting:	1781099.3668'
Northing:	447525.3635'
Side 7: Line	
Direction:	S0° 11' 03"W
Angle:	[88.6153 (d)]
Deflection angle:	[-91.3847 (d)]
Distance:	316.920'
Easting:	1781098.3482'
Northing:	447208.4452'
Side 8: Line	
Direction:	N89° 48' 15"W
Angle:	[-89.9883 (d)]
Deflection angle:	[90.0117 (d)]
Distance:	233.040'
Easting:	1780865.3095'
Northing:	447209.2417'
Side 9: Line	
Direction:	S0° 12' 34"W
Angle:	[90.0136 (d)]
Deflection angle:	[-89.9864 (d)]
Distance:	240.000'
Easting:	1780864.4322'
Northing:	446969.2433'
Side 10: Line	
Direction:	N89° 47' 07"W
Angle:	[-89.9947 (d)]
Deflection angle:	[90.0053 (d)]
Distance:	267.020'
Easting:	1780597.4141'
Northing:	446970.2440'