



ENGINEERS •  
SURVEYORS

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**LEGAL DESCRIPTION FOR DYLAN WYATT  
2.755 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 21, AND BEING A 2.755 ACRE TRACT OUT OF AN ORIGINAL 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 EAST CORNER OF SAID QUARTER, A SOUTHEAST CORNER OF SAID JT WYATT PROPERTIES TRACT, AND A SOUTHWEST CORNER OF A TRACT CONVEYED TO SCOTT MARSH, ETUX OF RECORD IN ORIGINAL RECORD 224, PAGE 1313;

THENCE NORTH  $89^{\circ}43'36''$  WEST, A DISTANCE OF 150.00 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 64, THE SOUTH LINE OF SAID QUARTER, THE SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET NORTH  $00^{\circ}16'24''$  EAST, A DISTANCE OF 25.00 FEET, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH  $89^{\circ}43'36''$  WEST, A DISTANCE OF 300.00 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 64, THE SOUTH LINE OF SAID QUARTER, THE SOUTH LINE OF SAID JT WYATT PROPERTIES TRACT, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET NORTH  $00^{\circ}16'24''$  EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH  $00^{\circ}16'24''$  EAST, A DISTANCE OF 400.00 FEET OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 25.00 FEET ON THE NORTH RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY 64, TO AN IRON PIN SET;

THENCE SOUTH  $89^{\circ}43'36''$  EAST, A DISTANCE OF 300.00 FEET OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

REFERENCE SURVEY VOL. *C*  
PAGE 1654 IN THE TAX MAP OFFICE

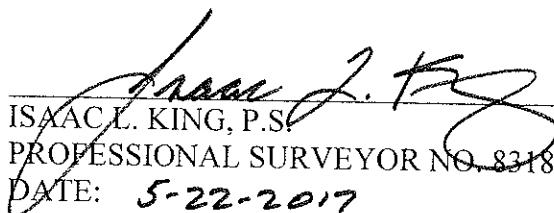
THENCE SOUTH 00°16'24" WEST, A DISTANCE OF 400.00 FEET OVER AND ACROSS SAID JT WYATT PROPERTIES TRACT, WITH A NEW LINE PASSING AN IRON PIN SET AT 375.00 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY 64, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 2.755 ACRES OF LAND, MORE OR LESS, OF WHICH 0.173 ACRES ARE IN THE RIGHT-OF-WAY.

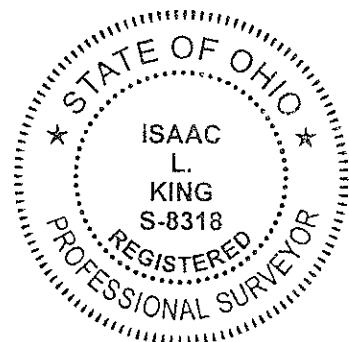
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED MAY, 2017, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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 214, PAGE 1227

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 5-22-2017



Untitled

Mapcheck 1: Wyatt

Closure Summary

Precision, 1 part in: 1400000000.000'  
Error distance: 0.000'  
Error direction: N0° 00' 00"E  
Area: 120000.00 Sq. Ft.  
Square area: 120000.000  
Perimeter: 1400.000'  
Point of Beginning  
Easting: 1726861.5310'  
Northing: 399236.3090'  
Side 1: Line  
Direction: N89° 43' 36"W  
Angle: [90.2733 (d)]  
Deflection angle: [-89.7267 (d)]  
Distance: 300.000'  
Easting: 1726561.5344'  
Northing: 399237.7402'  
Side 2: Line  
Direction: N0° 16' 24"E  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 400.000'  
Easting: 1726563.4426'  
Northing: 399637.7356'  
Side 3: Line  
Direction: S89° 43' 36"E  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 300.000'  
Easting: 1726863.4392'  
Northing: 399636.3044'  
Side 4: Line  
Direction: S0° 16' 24"W  
Angle: [-90.0000 (d)]  
Deflection angle: [90.0000 (d)]  
Distance: 400.000'  
Easting: 1726861.5310'  
Northing: 399236.3090'

