



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR ROBERT KILBRIDE
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 579.98 FEET WITH THE CENTERLINE OF COUNTY HIGHWAY 64 (50 FEET IN WIDTH) AND THE NORTH LINE OF SAID FREY TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET SOUTH $00^{\circ}52'03''$ WEST, A DISTANCE OF 25.01 FEET, SAID MAG SPIKE SET BEING AT THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH $87^{\circ}19'23''$ EAST, A DISTANCE OF 260.19 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 64 AND THE NORTH LINE OF SAID FREY TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET SOUTH $00^{\circ}52'03''$ WEST, A DISTANCE OF 25.01 FEET

THENCE SOUTH $00^{\circ}52'03''$ WEST, A DISTANCE OF 335.00 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 25.01 FEET, TO AN IRON PIN SET;

REFERENCE SURVEY VOL. C
PAGE 1776 IN THE TAX MAP OFFICE
"2020"

THENCE NORTH $87^{\circ}19'23''$ WEST, A DISTANCE OF 260.19 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

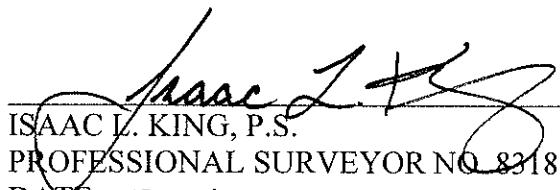
THENCE NORTH $00^{\circ}52'03''$ EAST, A DISTANCE OF 335.00 FEET OVER AND ACROSS SAID FREY TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 309.99 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 2.000 ACRES OF LAND, MORE OR LESS, OF WHICH 0.149 ACRES ARE IN THE RIGHT-OF-WAY, 0.454 ACRES ARE IN SECTION 20, AND 1.546 ACRES ARE IN SECTION 29.

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 JULY, 2020, 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: OFFICIAL RECORD 222, PAGE 843.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 7-24-2020



Mapcheck 2: KILBRIDE

Closure Summary

Precision, 1 part in: 1190380000.000'
Error distance: 0.000'
Error direction: N0° 00' 00"E
Area: 87120.19 Sq. Ft. 2.000 ACRES
Square area: 87120.188
Perimeter: 1190.380'

Point of Beginning

Easting: 1719714.5496'
Northing: 399399.9975'

Side 1: Line

Direction: S87° 19' 23"E
Angle: [-87.3231 (d)]
Deflection angle: [92.6769 (d)]
Distance: 260.190'
Easting: 1719974.4556'
Northing: 399387.8455'

Side 2: Line

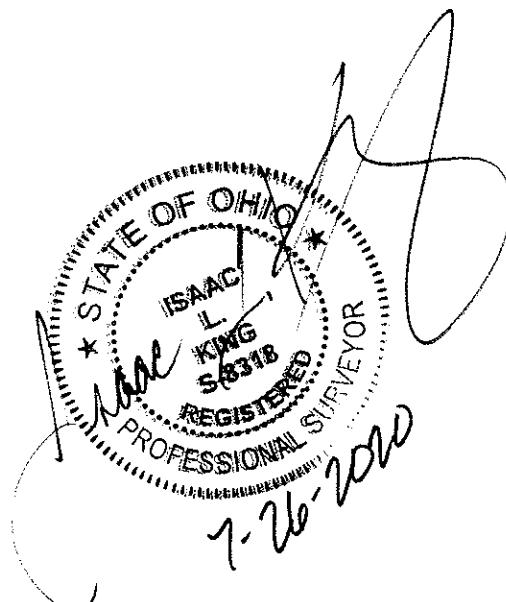
Direction: S0° 52' 03"W
Angle: [-91.8094 (d)]
Deflection angle: [88.1906 (d)]
Distance: 335.000'
Easting: 1719969.3837'
Northing: 399052.8839'

Side 3: Line

Direction: N87° 19' 23"W
Angle: [-88.1906 (d)]
Deflection angle: [91.8094 (d)]
Distance: 260.190'
Easting: 1719709.4776'
Northing: 399065.0359'

Side 4: Line

Direction: N0° 52' 03"E
Angle: [-91.8094 (d)]
Deflection angle: [88.1906 (d)]
Distance: 335.000'
Easting: 1719714.5496'
Northing: 399399.9975'



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