



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR KODY WOLF
2.000 ACRES
SALEM TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, SALEM TOWNSHIP, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 13 EAST, BEING A 2.000 ACRE TRACT CONVEYED TO PATRICIA A. WILLIAMS JTS OF RECORD IN OFFICIAL RECORD 275, PAGE 742, RECORDS REFER TO THE RECORDER'S OFFICE, WYANDOT COUNTY, OHIO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A SURVEY NAIL FOUND OVER A STONE IN MONUMENT BOX ON CENTERLINE OF TOWNSHIP HIGHWAY 102 (WIDTH VARIES) AND THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89°56'28" EAST, A DISTANCE OF 1767.30 FEET WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THE NORTH LINE OF SAID WILLIAMS TRACT, TO AN IRON PIN SET AT THE POINT OF BEGINNING;

THENCE NORTH 02°41'28" EAST, A DISTANCE OF 358.12 FEET OVER AND ACROSS SAID WILLIAMS TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 328.10 FEET, TO AN IRON PIN SET ON THE NORTH LINE OF SAID WILLIAMS TRACT AND A SOUTH LINE OF A TRACT CONVEYED TO VERNON F. KOEHLER FARMS, LLC. OF RECORD IN OFFICIAL RECORD 261, PAGE 1003;

THENCE SOUTH 89°25'33" EAST, A DISTANCE OF 244.19 FEET WITH A NORTH LINE OF SAID WILLIAMS TRACT AND A SOUTH LINE OF SAID KOEHLER FARMS TRACT, TO AN IRON PIN SET;

THENCE SOUTH 02°41'28" WEST, A DISTANCE OF 355.92 FEET OVER AND ACROSS OF SAID WILLIAMS TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 30.02 FEET, TO AN IRON PIN SET ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

REFERENCE SURVEY VOL. C
PAGE 1847 IN THE TAX MAP OFFICE
"2022"

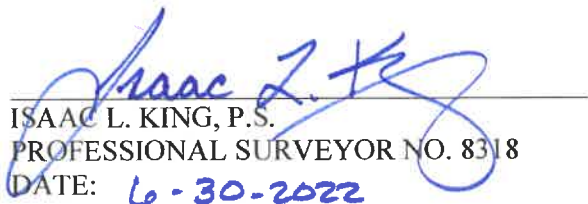
THENCE NORTH 89°56'28" WEST, A DISTANCE OF 244.28 FEET WITH THE SOUTH LINE OF SAID WILLIAMS TRACT, TO AN IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 2.000 ACRES, OF WHICH 0.168 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS;

THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED JUNE, 2022, 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 179, PAGE 479.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 6-30-2022



Mapcheck 2: REVISED

Closure Summary

Precision, 1 part in: 599670.827'
Error distance: 0.002'
Error direction: N35° 23' 21"E
Area: 87121.01 Sq. Ft. 2.000 AC.
Square area: 87121.014
Perimeter: 1202.510'

Point of Beginning

Easting: 1731851.3416'
Northing: 425839.1688'

Side 1: Line

Direction: N2° 41' 28"E
Angle: [-177.3089 (d)]
Deflection angle: [2.6911 (d)]
Distance: 358.120'
Easting: 1731868.1559'
Northing: 426196.8938'

Side 2: Line

Direction: S89° 25' 33"E
Angle: [-92.1169 (d)]
Deflection angle: [87.8831 (d)]
Distance: 244.190'
Easting: 1732112.3336'
Northing: 426194.4468'

Side 3: Line

Direction: S2° 41' 28"W
Angle: [-87.8831 (d)]
Deflection angle: [92.1169 (d)]
Distance: 355.920'
Easting: 1732095.6227'
Northing: 425838.9193'

Side 4: Line

Direction: N89° 56' 28"W
Angle: [-92.6322 (d)]
Deflection angle: [87.3678 (d)]
Distance: 244.280'
Easting: 1731851.3428'
Northing: 425839.1704'

