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SURVEYORS

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**LEGAL DESCRIPTION FOR KODY WOLF  
5.356 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 4, TOWNSHIP 2 SOUTH, RANGE 13 EAST, BEING A 5.356 ACRE TRACT OUT OF A TRACT CONVEYED TO JEFFREY A. AND JACQUELINE S. WOLF OF RECORD IN DEED VOLUME 200, PAGE 595, 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 A MONUMENT BOX ON THE INTERSECTION OF CENTERLINES OF COUNTY HIGHWAY 97 (60 FEET IN WIDTH) AND TOWNSHIP HIGHWAY 42, THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, AND A SOUTHWEST CORNER OF SAID WOLF TRACT;

THENCE NORTH 00°13'18" EAST, A DISTANCE OF 756.62 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 97, THE WEST LINE OF SAID SOUTHWEST QUARTER, AND A WEST LINE OF SAID WOLF TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET NORTH 89°55'38" EAST, A DISTANCE OF 30.00 FEET, SAID MAG SPIKE BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°13'18" EAST, A DISTANCE OF 571.25 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 97, THE WEST LINE OF SAID SOUTHWEST QUARTER, AND A WEST LINE OF SAID WOLF TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET SOUTH 89°37'31" EAST, A DISTANCE OF 30.00 FEET, SAID MAG SPIKE BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER, A NORTHWEST CORNER OF SAID WOLF TRACT, AND A SOUTHWEST CORNER OF A TRACT CONVEYED TO LEO J. AND ROSEMARY C. SMALLEY LIVING TRUST OF RECORD IN OFFICIAL RECORD 216, PAGE 1144;

THENCE SOUTH 89°37'31" EAST, A DISTANCE OF 409.57 FEET WITH A NORTH LINE OF SAID WOLF TRACT AND A SOUTH LINE OF SAID SMALLEY TRACT, PASSING AN IRON PIN SET AT 30.00 FEET, TO AN IRON PIN SET;

REFERENCE SURVEY VOL. C  
PAGE 1867 IN THE TAX MAP OFFICE  
"2022"

THENCE SOUTH 00°13'18" WEST, A DISTANCE OF 568.05 FEET OVER AND ACROSS OF SAID WOLF TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

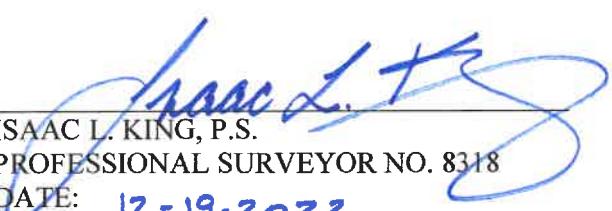
THENCE SOUTH 89°55'38" WEST, A DISTANCE OF 409.58 FEET OVER AND ACROSS OF SAID WOLF TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 379.58 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 5.356 ACRES, OF WHICH 0.393 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS;

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 DECEMBER, 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 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: DEED VOLUME 200, PAGE 595.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 12-19-2022



Mapcheck 1: BOUNDARY

Closure Summary

Precision, 1 part in: 318570.789'  
Error distance: 0.006'  
Error direction: N79° 42' 35"W 5.356 ACRES  
Area: 233310.49 Sq. Ft.  
Square area: 233310.492  
Perimeter: 1958.450'

Point of Beginning

Easting: 1725004.7139'  
Northing: 447781.7585'

Side 1: Line

Direction: N0° 13' 18"E  
Angle: [-179.7783 (d)]  
Deflection angle: [0.2217 (d)]  
Distance: 571.250'  
Easting: 1725006.9240'  
Northing: 448353.0042'

Side 2: Line

Direction: S89° 37' 31"E  
Angle: [-89.8469 (d)]  
Deflection angle: [90.1531 (d)]  
Distance: 409.570'  
Easting: 1725416.4852'  
Northing: 448350.3256'

Side 3: Line

Direction: S0° 13' 18"W  
Angle: [-90.1531 (d)]  
Deflection angle: [89.8469 (d)]  
Distance: 568.050'  
Easting: 1725414.2875'  
Northing: 447782.2798'

Side 4: Line

Direction: S89° 55' 38"W  
Angle: [-90.2944 (d)]  
Deflection angle: [89.7056 (d)]  
Distance: 409.580'  
Easting: 1725004.7079'  
Northing: 447781.7596'



REFERENCE SURVEY VOL. C  
PAGE 1867 IN THE TAX MAP OFFICE  
"2022"