



ENGINEERS •  
SURVEYORS

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**LEGAL DESCRIPTION FOR JEFF THIEL  
24.525 ACRES – TRACT 4  
MIFFLIN TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF MIFFLIN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 13 EAST, BEING A 24.525 ACRE TRACT OUT OF A TRACT CONVEYED TO JEFFREY AND SUNDAE N. THIEL JOINT SURVIVORSHIP OF RECORD IN OFFICIAL RECORD 279, PAGE 2257, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A SURVEY NAIL FOUND ON THE CENTERLINE OF COUNTY HIGHWAY 53 (60 FEET IN WIDTH,) THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, THE NORTHWEST CORNER OF SAID JEFFREY THIEL TRACT, AND THE NORTHEAST CORNER OF A TRACT CONVEYED TIMOTHY J. THIEL, ETUX OF RECORD IN OFFICIAL RECORD 273, PAGE 2583, SAID SURVEY NAIL FOUND BEING REFERENCED BY AN IRON PIN SET SOUTH 00°58'03" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°59'57" EAST, A DISTANCE OF 18.15 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 53, A NORTH LINE OF SAID NORTHEAST QUARTER, AND A NORTH LINE OF SAID JEFFREY THIEL TRACT, TO A RAILROAD SPIKE FOUND OVER A STONE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33 OF SALEM TOWNSHIP AND A CORNER OF SAID JEFFREY THIEL TRACT;

THENCE SOUTH 89°24'02" EAST, A DISTANCE OF 850.69 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 53, A NORTH LINE OF SAID NORTHEAST QUARTER, AND A NORTH LINE OF SAID JEFFREY THIEL TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET SOUTH 00°58'03" WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 00°58'03" WEST, A DISTANCE OF 264.88 FEET OVER AND ACROSS SAID JEFFREY THIEL TRACT, WITH A NEW LINE, PASSING IRON PINS SET AT 15.00 FEET AND 202.08 FEET AND 259.88 FEET, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 00°58'03" EAST, A DISTANCE OF 5.00 FEET, SAID POINT BEING ON THE NORTH LINE OF SAID JEFFREY THIEL TRACT, A SOUTH LINE OF TRACT CONVEYED TO NEW YORK CENTRAL LINES, LLC. OF RECORD IN OFFICIAL RECORD 4, PAGE 412, AND ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 82°59'22" EAST, A DISTANCE OF 327.47 FEET WITH A NORTH LINE OF SAID JEFFREY THIEL TRACT AND A SOUTH LINE OF SAID NEW YORK CENTRAL LINES

REFERENCE SURVEY VOL. C

PAGE 1917

IN THE TAX MAP OFFICE

2024 Tract 4 (24.525A)

TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 03°16'36" WEST, A DISTANCE OF 5.00 FEET, SAID POINT BEING AT A NORTHEAST CORNER OF SAID JEFFREY THIEL TRACT AND A NORTHWEST CORNER OF A TRACT CONVEYED TO ALLAN E. AND MICHELLE G. THIEL JOINT SURVIVORSHIP OF RECORD IN OFFICIAL RECORD 279, PAGE 2261;

THENCE SOUTH 03°16'36" EAST, A DISTANCE OF 2568.09 FEET WITH AN EAST LINE OF SAID JEFFREY THIEL TRACT AND A WEST LINE OF SAID ALLAN THIEL TRACT, PASSING AN IRON PIN FOUND AT 1200.00 FEET, TO AN IRON PIN FOUND AT A SOUTHEAST CORNER OF SAID JEFFREY THIEL TRACT, A SOUTHWEST CORNER OF SAID ALLAN THIEL TRACT, AND A NORTH LINE OF A TRACT CONVEYED TO DANIEL G. THIEL OF RECORD IN OFFICIAL RECORD 272, PAGE 606;

THENCE NORTH 89°47'16" WEST, A DISTANCE OF 514.40 FEET WITH A SOUTH LINE OF SAID JEFFREY THIEL TRACT, A NORTH LINE OF SAID DANIEL THIEL TRACT, AND A NORTH LINE OF A TRACT CONVEYED TO DAVID J. GRAFMILLER TRUSTEE OF THE DAVID J. GRAFMILLER REVOCABLE LIVING TRUST OF RECORD IN OFFICIAL RECORD 16, PAGE 665, TO AN IRON PIN SET;

THENCE NORTH 00°58'03" EAST, A DISTANCE OF 2522.38 FEET OVER AND ACROSS SAID JEFFREY THIEL TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 1346.38 FEET, TO THE POINT AT THE POINT OF BEGINNING, CONTAINING 24.525 ACRES OF LAND, MORE OR LESS.

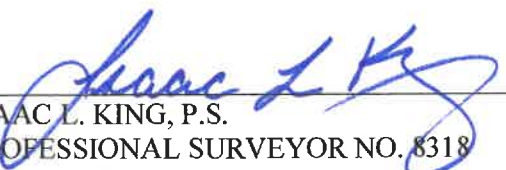
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED AUGUST 2024, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

THIS TRACT IS NOT INTENDED TO BE A STAND-ALONE PARCEL AND CAN ONLY BE TRANSFERRED TO AN ADJOINING OWNER ONLY.

ALL BEARINGS SHOWN HEREIN ARE BASED UPON 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 REFERENCES: OFFICIAL RECORD 279, PAGE 2257.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 8-12-2024



Mapcheck 1: tract 1

Closure Summary

Precision, 1 part in: 492332.029'  
Error distance: 0.005'  
Error direction: S12° 55' 23"E  
Area: 208664.23 Sq. Ft. 4.790 acres  
Square area: 208664.234  
Perimeter: 2226.300'

Point of Beginning

Easting: 1727374.3550'  
Northing: 420556.5190'

Side 1: Line

Direction: S89° 59' 57"E  
Angle: [-89.9992 (d)]  
Deflection angle: [90.0008 (d)]  
Distance: 18.150'  
Easting: 1727392.5050'  
Northing: 420556.5187'

Side 2: Line

Direction: S89° 24' 02"E  
Angle: [-179.4014 (d)]  
Deflection angle: [0.5986 (d)]  
Distance: 850.690'  
Easting: 1728243.1484'  
Northing: 420547.6187'

Side 3: Line

Direction: S0° 58' 03"W  
Angle: [-89.6319 (d)]  
Deflection angle: [90.3681 (d)]  
Distance: 182.080'  
Easting: 1728240.0740'  
Northing: 420365.5647'

Side 4: Line

Direction: S82° 59' 22"W  
Angle: [-97.9781 (d)]  
Deflection angle: [82.0219 (d)]  
Distance: 877.310'  
Easting: 1727369.3230'  
Northing: 420258.4871'

Side 5: Line

Direction: N0° 58' 03"E  
Angle: [-82.0219 (d)]  
Deflection angle: [97.9781 (d)]  
Distance: 298.070'  
Easting: 1727374.3560'  
Northing: 420556.5146'



Mapcheck 2: tract 2

Closure Summary

Precision, 1 part in: 937178.546'  
Error distance: 0.007'  
Error direction: S55° 11' 53"W  
Area: 2143582.80 Sq. Ft. 49.210 acres  
Square area: 2143582.797  
Perimeter: 6680.650'

Point of Beginning

Easting: 1727367.9236'  
Northing: 420175.7019'

Side 1: Line

Direction: N82° 59' 22"E  
Angle: [-97.0106 (d)]  
Deflection angle: [82.9894 (d)]  
Distance: 877.310'  
Easting: 1728238.6745'  
Northing: 420282.7795'

Side 2: Line

Direction: S0° 58' 03"W  
Angle: [-82.0219 (d)]  
Deflection angle: [97.9781 (d)]  
Distance: 2522.380'  
Easting: 1728196.0835'  
Northing: 417760.7591'

Side 3: Line

Direction: N89° 47' 15"W  
Angle: [-90.7550 (d)]  
Deflection angle: [89.2450 (d)]  
Distance: 868.900'  
Easting: 1727327.1895'  
Northing: 417763.9817'

Side 4: Line

Direction: N0° 58' 03"E  
Angle: [-89.2450 (d)]  
Deflection angle: [90.7550 (d)]  
Distance: 2412.060'  
Easting: 1727367.9177'  
Northing: 420175.6978'

Mapcheck 3: tract 3

Closure Summary

Precision, 1 part in: 246995.728'  
Error distance: 0.004'  
Error direction: N48° 26' 01"E

Area:	50447.86 Sq. Ft.	1.158 acres
Square area:	50447.862	
Perimeter:	951.130'	
Point of Beginning		
Easting:	1728243.1481'	
Northing:	420547.6181'	
Side 1: Line		
Direction:	S89° 24' 02"E	
Angle:	[-89.4006 (d)]	
Deflection angle:	[90.5994 (d)]	
Distance:	307.880'	
Easting:	1728551.0113'	
Northing:	420544.3970'	
Side 2: Line		
Direction:	S3° 16' 36"E	
Angle:	[-93.8761 (d)]	
Deflection angle:	[86.1239 (d)]	
Distance:	139.840'	
Easting:	1728559.0042'	
Northing:	420404.7856'	
Side 3: Line		
Direction:	S82° 59' 22"W	
Angle:	[-93.7339 (d)]	
Deflection angle:	[86.2661 (d)]	
Distance:	321.330'	
Easting:	1728240.0765'	
Northing:	420365.5666'	
Side 4: Line		
Direction:	N0° 58' 03"E	
Angle:	[-82.0219 (d)]	
Deflection angle:	[97.9781 (d)]	
Distance:	182.080'	
Easting:	1728243.1510'	
Northing:	420547.6206'	

#### Mapcheck 4: tract 4

##### Closure Summary

Precision, 1 part in:	1920766.098'	
Error distance:	0.003'	
Error direction:	N35° 14' 40"E	
Area:	1068290.57 Sq. Ft.	24.525 acres
Square area:	1068290.566	
Perimeter:	5932.340'	
Point of Beginning		
Easting:	1728238.6754'	
Northing:	420282.7789'	

Side 1: Line

Direction: N82° 59' 22"E  
Angle: [-97.0106 (d)]  
Deflection angle: [82.9894 (d)]  
Distance: 327.470'  
Easting: 1728563.6971'  
Northing: 420322.7473'

Side 2: Line

Direction: S3° 16' 36"E  
Angle: [-86.2661 (d)]  
Deflection angle: [93.7339 (d)]  
Distance: 2568.090'  
Easting: 1728710.4826'  
Northing: 417758.8557'

Side 3: Line

Direction: N89° 47' 16"W  
Angle: [-86.5111 (d)]  
Deflection angle: [93.4889 (d)]  
Distance: 514.400'  
Easting: 1728196.0861'  
Northing: 417760.7610'

Side 4: Line

Direction: N0° 58' 03"E  
Angle: [-89.2447 (d)]  
Deflection angle: [90.7553 (d)]  
Distance: 2522.380'  
Easting: 1728238.6772'  
Northing: 420282.7814'

REFERENCE SURVEY VOL. C

PAGE 1917 IN THE TAX MAP OFFICE

2024 Tract 4



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**LEGAL DESCRIPTION FOR JEFF THIEL  
4.790 ACRES – TRACT 1  
MIFFLN TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF MIFFLIN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 13 EAST, BEING A 4.790 ACRE TRACT OUT OF A TRACT CONVEYED TO JEFFREY AND SUNDAE N. THIEL JOINT SURVIVORSHIP OF RECORD IN OFFICIAL RECORD 279, PAGE 2257, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A SURVEY NAIL FOUND ON THE CENTERLINE OF COUNTY HIGHWAY 53 (60 FEET IN WIDTH,) THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, THE NORTHWEST CORNER OF SAID JEFFREY THIEL TRACT, AND THE NORTHEAST CORNER OF A TRACT CONVEYED TIMOTHY J. THIEL, ETUX OF RECORD IN OFFICIAL RECORD 273, PAGE 2583, SAID SURVEY NAIL FOUND BEING REFERENCED BY AN IRON PIN SET SOUTH 00°58'03" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°59'57" EAST, A DISTANCE OF 18.15 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 53, A NORTH LINE OF SAID NORTHEAST QUARTER, AND A NORTH LINE OF SAID JEFFREY THIEL TRACT, TO A RAILROAD SPIKE FOUND OVER A STONE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33 OF SALEM TOWNSHIP AND A CORNER OF SAID JEFFREY THIEL TRACT;

THENCE SOUTH 89°24'02" EAST, A DISTANCE OF 850.69 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 53, A NORTH LINE OF SAID NORTHEAST QUARTER, AND A NORTH LINE OF SAID JEFFREY THIEL TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET SOUTH 00°58'03" WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 00°58'03" WEST, A DISTANCE OF 182.08 FEET OVER AND ACROSS SAID JEFFREY THIEL TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 15.00 FEET, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 00°58'03" WEST, A DISTANCE OF 20.00 FEET, SAID POINT BEING ON A SOUTH LINE OF SAID JEFFREY THIEL TRACT AND A NORTH LINE OF A TRACT CONVEYED TO NEW YORK CENTRAL LINES, LLC. OF RECORD IN OFFICIAL RECORD 4, PAGE 412;

THENCE SOUTH 82°59'22" WEST, A DISTANCE OF 877.31 FEET WITH A SOUTH LINE OF SAID JEFFREY THIEL TRACT AND A NORTH LINE OF SAID NEW YORK CENTRAL LINES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 00°58'03" WEST, A

REFERENCE SURVEY VOL. C

PAGE 1917 IN THE TAX MAP OFFICE

2024 Tract 1 (4.790A)

DISTANCE OF 20.00 FEET, SAID POINT BEING A SOUTHWEST CORNER OF SAID JEFFREY THIEL TRACT AND A SOUTHEAST CORNER OF SAID TIMOTHY THIEL TRACT;

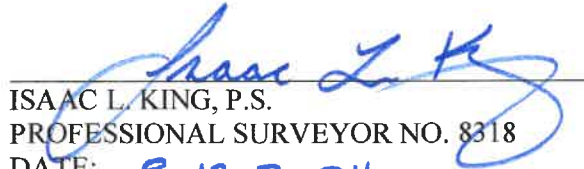
THENCE NORTH 00°58'03" EAST, A DISTANCE OF 298.07 FEET WITH A WEST LINE OF SAID JEFFREY THIEL TRACT AND AN EAST LINE OF TIMOTHY THIEL TRACT, PASSING AN IRON PIN SET AT 278.07 FEET, TO THE SURVEY NAIL FOUND AT THE POINT OF BEGINNING, CONTAINING 4.790 ACRES OF LAND, OF WHICH 0.600 ACRES ARE IN THE RIGHT-OF-WAY, 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 AUGUST 2024, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED UPON 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 REFERENCES: OFFICIAL RECORD 279, PAGE 2257.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 8-12-2024





Mapcheck 1: tract 1

Closure Summary

Precision, 1 part in: 492332.029'  
Error distance: 0.005'  
Error direction: S12° 55' 23"E  
Area: 208664.23 Sq. Ft. 4.790 acres  
Square area: 208664.234  
Perimeter: 2226.300'

Point of Beginning

Easting: 1727374.3550'  
Northing: 420556.5190'

Side 1: Line

Direction: S89° 59' 57"E  
Angle: [-89.9992 (d)]  
Deflection angle: [90.0008 (d)]  
Distance: 18.150'  
Easting: 1727392.5050'  
Northing: 420556.5187'

Side 2: Line

Direction: S89° 24' 02"E  
Angle: [-179.4014 (d)]  
Deflection angle: [0.5986 (d)]  
Distance: 850.690'  
Easting: 1728243.1484'  
Northing: 420547.6187'

Side 3: Line

Direction: S0° 58' 03"W  
Angle: [-89.6319 (d)]  
Deflection angle: [90.3681 (d)]  
Distance: 182.080'  
Easting: 1728240.0740'  
Northing: 420365.5647'

Side 4: Line

Direction: S82° 59' 22"W  
Angle: [-97.9781 (d)]  
Deflection angle: [82.0219 (d)]  
Distance: 877.310'  
Easting: 1727369.3230'  
Northing: 420258.4871'

Side 5: Line

Direction: N0° 58' 03"E  
Angle: [-82.0219 (d)]  
Deflection angle: [97.9781 (d)]  
Distance: 298.070'  
Easting: 1727374.3560'  
Northing: 420556.5146'



REFERENCE SURVEY VOL. C  
PAGE 1917 IN THE TAX MAP OFFICE  
2024  
Tract 1

Mapcheck 2: tract 2

Closure Summary

Precision, 1 part in: 937178.546'  
Error distance: 0.007'  
Error direction: S55° 11' 53"W  
Area: 2143582.80 Sq. Ft. 49.210 acres  
Square area: 2143582.797  
Perimeter: 6680.650'

Point of Beginning

Easting: 1727367.9236'  
Northing: 420175.7019'

Side 1: Line

Direction: N82° 59' 22"E  
Angle: [-97.0106 (d)]  
Deflection angle: [82.9894 (d)]  
Distance: 877.310'  
Easting: 1728238.6745'  
Northing: 420282.7795'

Side 2: Line

Direction: S0° 58' 03"W  
Angle: [-82.0219 (d)]  
Deflection angle: [97.9781 (d)]  
Distance: 2522.380'  
Easting: 1728196.0835'  
Northing: 417760.7591'

Side 3: Line

Direction: N89° 47' 15"W  
Angle: [-90.7550 (d)]  
Deflection angle: [89.2450 (d)]  
Distance: 868.900'  
Easting: 1727327.1895'  
Northing: 417763.9817'

Side 4: Line

Direction: N0° 58' 03"E  
Angle: [-89.2450 (d)]  
Deflection angle: [90.7550 (d)]  
Distance: 2412.060'  
Easting: 1727367.9177'  
Northing: 420175.6978'

Mapcheck 3: tract 3

Closure Summary

Precision, 1 part in: 246995.728'  
Error distance: 0.004'  
Error direction: N48° 26' 01"E

Area:	50447.86 Sq. Ft.	1.158 acres
Square area:	50447.862	
Perimeter:	951.130'	
Point of Beginning		
Easting:	1728243.1481'	
Northing:	420547.6181'	
Side 1: Line		
Direction:	S89° 24' 02"E	
Angle:	[-89.4006 (d)]	
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Easting:	1728551.0113'	
Northing:	420544.3970'	
Side 2: Line		
Direction:	S3° 16' 36"E	
Angle:	[-93.8761 (d)]	
Deflection angle:	[86.1239 (d)]	
Distance:	139.840'	
Easting:	1728559.0042'	
Northing:	420404.7856'	
Side 3: Line		
Direction:	S82° 59' 22"W	
Angle:	[-93.7339 (d)]	
Deflection angle:	[86.2661 (d)]	
Distance:	321.330'	
Easting:	1728240.0765'	
Northing:	420365.5666'	
Side 4: Line		
Direction:	N0° 58' 03"E	
Angle:	[-82.0219 (d)]	
Deflection angle:	[97.9781 (d)]	
Distance:	182.080'	
Easting:	1728243.1510'	
Northing:	420547.6206'	

#### Mapcheck 4: tract 4

##### Closure Summary

Precision, 1 part in:	1920766.098'	
Error distance:	0.003'	
Error direction:	N35° 14' 40"E	
Area:	1068290.57 Sq. Ft.	24.525 acres
Square area:	1068290.566	
Perimeter:	5932.340'	
Point of Beginning		
Easting:	1728238.6754'	
Northing:	420282.7789'	

Side 1: Line

Direction: N82° 59' 22"E  
Angle: [-97.0106 (d)]  
Deflection angle: [82.9894 (d)]  
Distance: 327.470'  
Easting: 1728563.6971'  
Northing: 420322.7473'

Side 2: Line

Direction: S3° 16' 36"E  
Angle: [-86.2661 (d)]  
Deflection angle: [93.7339 (d)]  
Distance: 2568.090'  
Easting: 1728710.4826'  
Northing: 417758.8557'

Side 3: Line

Direction: N89° 47' 16"W  
Angle: [-86.5111 (d)]  
Deflection angle: [93.4889 (d)]  
Distance: 514.400'  
Easting: 1728196.0861'  
Northing: 417760.7610'

Side 4: Line

Direction: N0° 58' 03"E  
Angle: [-89.2447 (d)]  
Deflection angle: [90.7553 (d)]  
Distance: 2522.380'  
Easting: 1728238.6772'  
Northing: 420282.7814'



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**LEGAL DESCRIPTION FOR JEFF THIEL  
49.210 ACRES – TRACT 2  
MIFFLN TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF MIFFLIN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 13 EAST, BEING A 49.210 ACRE TRACT OUT OF A TRACT CONVEYED TO JEFFREY AND SUNDAE N. THIEL JOINT SURVIVORSHIP OF RECORD IN OFFICIAL RECORD 279, PAGE 2257, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A SURVEY NAIL FOUND ON THE CENTERLINE OF COUNTY HIGHWAY 53 (60 FEET IN WIDTH,) THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, THE NORTHWEST CORNER OF SAID JEFFREY THIEL TRACT, AND THE NORTHEAST CORNER OF A TRACT CONVEYED TIMOTHY J. THIEL, ETUX OF RECORD IN OFFICIAL RECORD 273, PAGE 2583, SAID SURVEY NAIL FOUND BEING REFERENCED BY AN IRON PIN SET SOUTH 00°58'03" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00°58'03" WEST, A DISTANCE OF 380.07 FEET WITH A WEST LINE OF SAID JEFFREY THIEL TRACT AND AN EAST LINE OF SAID TIMOTHY THIEL TRACT, PASSING IRON PINS SET AT 20.00 FEET AND 318.07 FEET, TO AN IRON PIN SET ON A NORTHWEST CORNER OF SAID JEFFREY THIEL TRACT, A NORTHEAST CORNER OF SAID TIMOTHY THIEL TRACT, A SOUTH LINE OF A TRACT CONVEYED TO NEW YORK CENTRAL LINES, LLC. OF RECORD IN OFFICIAL RECORD 4, PAGE 412, AND ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 82°59'22" EAST, A DISTANCE OF 877.31 FEET WITH A NORTH LINE OF SAID JEFFREY THIEL TRACT AND A SOUTH LINE OF SAID NEW YORK CENTRAL LINES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 00°58'03" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 00°58'03" WEST, A DISTANCE OF 2522.38 FEET OVER AND ACROSS SAID JEFFREY THIEL TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 1176.00 FEET, TO AN IRON PIN SET ON THE EAST - WEST HALF SECTION LINE, A SOUTH LINE OF SAID JEFFREY THIEL TRACT AND A NORTH LINE OF A TRACT CONVEYED TO DAVID J. GRAFMILLER TRUSTEE OF THE DAVID J. GRAFMILLER REVOCABLE LIVING TRUST OF RECORD IN OFFICIAL RECORD 16, PAGE 665;

REFERENCE SURVEY VOL. C  
PAGE 1917 IN THE TAX MAP OFFICE  
2024 Tract 2 (49.210A)

THENCE NORTH 89°47'15" WEST, A DISTANCE OF 868.90 FEET WITH THE EAST – WEST HALF SECTION LINE, A SOUTH LINE OF SAID JEFFREY THIEL TRACT AND A NORTH LINE OF SAID GRAFMILLER TRACT, TO AN IRON PIN FOUND AT THE CENTER OF SECTION 4, A SOUTHWEST CORNER OF SAID JEFFREY THIEL TRACT, A NORTHWEST CORNER OF SAID GRAFMILLER TRACT, AND AN EAST LINE OF A TRACT CONVEYED TO SHARON S. AND CLINTON L. JAQUETH TRUST OF RECORD IN OFFICIAL RECORD 1, PAGE 21;

THENCE NORTH 00°58'03" EAST, A DISTANCE OF 2412.06 FEET WITH A WEST LINE OF SAID JEFFREY THIEL TRACT, AN EAST LINE OF SAID JAQUETH TRACT, AND AN EAST LINE OF SAID TIMOTHY THIEL TRACT, TO THE IRON PIN SET AT THE POINT BEGINNING, CONTAINING 49.210 ACRES OF LAND, MORE OR LESS.

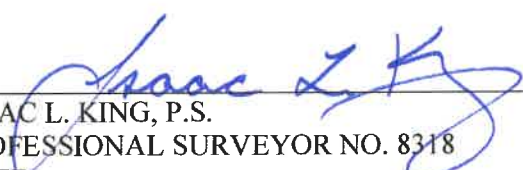
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED AUGUST 2024, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

THIS TRACT IS NOT INTENDED TO BE A STAND-ALONE PARCEL AND CAN ONLY BE TRANSFERRED TO AN ADJOINING OWNER ONLY.

ALL BEARINGS SHOWN HEREIN ARE BASED UPON 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 REFERENCES: OFFICIAL RECORD 279, PAGE 2257.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 8-12-2024



Mapcheck 1: tract 1

Closure Summary

Precision, 1 part in: 492332.029'  
Error distance: 0.005'  
Error direction: S12° 55' 23"E  
Area: 208664.23 Sq. Ft. 4.790 acres  
Square area: 208664.234  
Perimeter: 2226.300'

Point of Beginning

Easting: 1727374.3550'  
Northing: 420556.5190'

Side 1: Line

Direction: S89° 59' 57"E  
Angle: [-89.9992 (d)]  
Deflection angle: [90.0008 (d)]  
Distance: 18.150'  
Easting: 1727392.5050'  
Northing: 420556.5187'

Side 2: Line

Direction: S89° 24' 02"E  
Angle: [-179.4014 (d)]  
Deflection angle: [0.5986 (d)]  
Distance: 850.690'  
Easting: 1728243.1484'  
Northing: 420547.6187'

Side 3: Line

Direction: S0° 58' 03"W  
Angle: [-89.6319 (d)]  
Deflection angle: [90.3681 (d)]  
Distance: 182.080'  
Easting: 1728240.0740'  
Northing: 420365.5647'

Side 4: Line

Direction: S82° 59' 22"W  
Angle: [-97.9781 (d)]  
Deflection angle: [82.0219 (d)]  
Distance: 877.310'  
Easting: 1727369.3230'  
Northing: 420258.4871'

Side 5: Line

Direction: N0° 58' 03"E  
Angle: [-82.0219 (d)]  
Deflection angle: [97.9781 (d)]  
Distance: 298.070'  
Easting: 1727374.3560'  
Northing: 420556.5146'



Mapcheck 2: tract 2

Closure Summary

Precision, 1 part in: 937178.546'  
Error distance: 0.007'  
Error direction: S55° 11' 53"W  
Area: 2143582.80 Sq. Ft. 49.210 acres  
Square area: 2143582.797  
Perimeter: 6680.650'

Point of Beginning

Easting: 1727367.9236'  
Northing: 420175.7019'

Side 1: Line

Direction: N82° 59' 22"E  
Angle: [-97.0106 (d)]  
Deflection angle: [82.9894 (d)]  
Distance: 877.310'  
Easting: 1728238.6745'  
Northing: 420282.7795'

Side 2: Line

Direction: S0° 58' 03"W  
Angle: [-82.0219 (d)]  
Deflection angle: [97.9781 (d)]  
Distance: 2522.380'  
Easting: 1728196.0835'  
Northing: 417760.7591'

Side 3: Line

Direction: N89° 47' 15"W  
Angle: [-90.7550 (d)]  
Deflection angle: [89.2450 (d)]  
Distance: 868.900'  
Easting: 1727327.1895'  
Northing: 417763.9817'

Side 4: Line

Direction: N0° 58' 03"E  
Angle: [-89.2450 (d)]  
Deflection angle: [90.7550 (d)]  
Distance: 2412.060'  
Easting: 1727367.9177'  
Northing: 420175.6978'

REFERENCE SURVEY VOL. C  
PAGE 1917 IN THE TAX MAP OFFICE  
2024 Tract 2

Mapcheck 3: tract 3

Closure Summary

Precision, 1 part in: 246995.728'  
Error distance: 0.004'  
Error direction: N48° 26' 01"E



Area:	50447.86 Sq. Ft.	1.158 acres
Square area:	50447.862	
Perimeter:	951.130'	
Point of Beginning		
Easting:	1728243.1481'	
Northing:	420547.6181'	
Side 1: Line		
Direction:	S89° 24' 02"E	
Angle:	[-89.4006 (d)]	
Deflection angle:	[90.5994 (d)]	
Distance:	307.880'	
Easting:	1728551.0113'	
Northing:	420544.3970'	
Side 2: Line		
Direction:	S3° 16' 36"E	
Angle:	[-93.8761 (d)]	
Deflection angle:	[86.1239 (d)]	
Distance:	139.840'	
Easting:	1728559.0042'	
Northing:	420404.7856'	
Side 3: Line		
Direction:	S82° 59' 22"W	
Angle:	[-93.7339 (d)]	
Deflection angle:	[86.2661 (d)]	
Distance:	321.330'	
Easting:	1728240.0765'	
Northing:	420365.5666'	
Side 4: Line		
Direction:	N0° 58' 03"E	
Angle:	[-82.0219 (d)]	
Deflection angle:	[97.9781 (d)]	
Distance:	182.080'	
Easting:	1728243.1510'	
Northing:	420547.6206'	

#### Mapcheck 4: tract 4

##### Closure Summary

Precision, 1 part in:	1920766.098'	
Error distance:	0.003'	
Error direction:	N35° 14' 40"E	
Area:	1068290.57 Sq. Ft.	24.525 acres
Square area:	1068290.566	
Perimeter:	5932.340'	
Point of Beginning		
Easting:	1728238.6754'	
Northing:	420282.7789'	

Side 1: Line

Direction: N82° 59' 22"E  
Angle: [-97.0106 (d)]  
Deflection angle: [82.9894 (d)]  
Distance: 327.470'  
Easting: 1728563.6971'  
Northing: 420322.7473'

Side 2: Line

Direction: S3° 16' 36"E  
Angle: [-86.2661 (d)]  
Deflection angle: [93.7339 (d)]  
Distance: 2568.090'  
Easting: 1728710.4826'  
Northing: 417758.8557'

Side 3: Line

Direction: N89° 47' 16"W  
Angle: [-86.5111 (d)]  
Deflection angle: [93.4889 (d)]  
Distance: 514.400'  
Easting: 1728196.0861'  
Northing: 417760.7610'

Side 4: Line

Direction: N0° 58' 03"E  
Angle: [-89.2447 (d)]  
Deflection angle: [90.7553 (d)]  
Distance: 2522.380'  
Easting: 1728238.6772'  
Northing: 420282.7814'



ENGINEERS •  
SURVEYORS

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

**LEGAL DESCRIPTION FOR JEFF THIEL  
1.158 ACRES – TRACT 3  
MIFFLN TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF MIFFLIN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 13 EAST, BEING A 1.158 ACRE TRACT OUT OF A TRACT CONVEYED TO JEFFREY AND SUNDAE N. THIEL JOINT SURVIVORSHIP OF RECORD IN OFFICIAL RECORD 279, PAGE 2257, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A SURVEY NAIL FOUND ON THE CENTERLINE OF COUNTY HIGHWAY 53 (60 FEET IN WIDTH,) THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, THE NORTHWEST CORNER OF SAID JEFFREY THIEL TRACT, AND THE NORTHEAST CORNER OF A TRACT CONVEYED TIMOTHY J. THIEL, ETUX OF RECORD IN OFFICIAL RECORD 273, PAGE 2583, SAID SURVEY NAIL FOUND BEING REFERENCED BY AN IRON PIN SET SOUTH 00°58'03" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°59'57" EAST, A DISTANCE OF 18.15 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 53, A NORTH LINE OF SAID NORTHEAST QUARTER, AND A NORTH LINE OF SAID JEFFREY THIEL TRACT, TO A RAILROAD SPIKE FOUND OVER A STONE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33 OF SALEM TOWNSHIP AND A CORNER OF SAID JEFFREY THIEL TRACT;

THENCE SOUTH 89°24'02" EAST, A DISTANCE OF 850.69 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 53, A NORTH LINE OF SAID NORTHEAST QUARTER, AND A NORTH LINE OF SAID JEFFREY THIEL TRACT, TO A MAG SPIKE SET BEING REFERENCED BY AN IRON PIN SET SOUTH 00°58'03" WEST, A DISTANCE OF 15.00 FEET, SAID MAG SPIKE SET ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°24'02" EAST, A DISTANCE OF 307.88 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 53, A NORTH LINE OF SAID NORTHEAST QUARTER, AND A NORTH LINE OF SAID JEFFREY THIEL TRACT, TO A SURVEY NAIL FOUND AT A NORTHEAST CORNER OF SAID JEFFREY THIEL TRACT AND A NORTHWEST CORNER OF A TRACT CONVEYED TO ALLAN E. AND MICHELLE G. THIEL JOINT SURVIVORSHIP OF RECORD IN OFFICIAL RECORD 279, PAGE 2261;

THENCE SOUTH 03°16'36" EAST, A DISTANCE OF 139.84 FEET WITH AN EAST LINE OF SAID JEFFREY THIEL TRACT AND A WEST LINE OF SAID ALLAN THIEL TRACT, PASSING AN

REFERENCE SURVEY VOL. C  
PAGE 197 IN THE TAX MAP OFFICE  
2024 Tract 3 (1.158A)

IRON PIN SET AT 15.00 FEET, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 03°16'36" EAST, A DISTANCE OF 20.00 FEET, SAID POINT BEING ON A SOUTHEAST CORNER OF SAID JEFFREY THIEL TRACT, A SOUTHWEST CORNER OF SAID ALLAN THIEL TRACT, AND A NORTH LINE OF A TRACT CONVEYED TO NEW YORK CENTRAL LINES, LLC. OF RECORD IN OFFICIAL RECORD 4, PAGE 412;

THENCE SOUTH 82°59'22" WEST, A DISTANCE OF 321.33 FEET WITH A SOUTH LINE OF SAID JEFFREY THIEL TRACT AND A NORTH LINE OF SAID NEW YORK CENTRAL LINES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 00°58'03" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 00°58'03" EAST, A DISTANCE OF 182.08 FEET OVER AND ACROSS SAID JEFFREY THIEL TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 167.08 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 1.158 ACRES OF LAND, OF WHICH 0.213 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

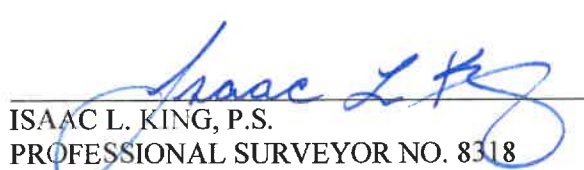
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ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 8-12-2024



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Angle: [-82.0219 (d)]  
Deflection angle: [97.9781 (d)]  
Distance: 298.070'  
Easting: 1727374.3560'  
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Square area: 2143582.797  
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Side 3: Line

Direction: N89° 47' 15"W  
Angle: [-90.7550 (d)]  
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 Distance: 182.080'  
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REFERENCE SURVEY VOL. C

PAGE

1917

IN THE TAX MAP OFFICE

2024

Tract 3

#### Mapcheck 4: tract 4

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 Square area: 1068290.566  
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 Point of Beginning  
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 Northing: 420282.7789'

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Direction: N82° 59' 22"E  
Angle: [-97.0106 (d)]  
Deflection angle: [82.9894 (d)]  
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Easting: 1728563.6971'  
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Side 2: Line

Direction: S3° 16' 36"E  
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Side 3: Line

Direction: N89° 47' 16"W  
Angle: [-86.5111 (d)]  
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Side 4: Line

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