



ENGINEERS • SURVEYORS

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**LEGAL DESCRIPTION FOR ROBERT RIFE
41.373 ACRES
COUNTY OF WYANDOT, OHIO
TRACT 2**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, BEING PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 12 EAST, RICHLAND TOWNSHIP, BEING A 41.373 ACRE TRACT OUT OF A TRACT CONVEYED TO ROBERT RIFE, ETUX OF RECORD IN DEED BOOK 181, PAGE 1035, 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 A MONUMENT BOX AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27, SAID RAILROAD SPIKE ALSO BEING AT THE CENTERLINE INTERSECTION OF STATE ROUTE 293 (40 FEET IN WIDTH), AND TOWNSHIP HIGHWAY 49 (50 FEET IN WIDTH);

THENCE NORTH $89^{\circ}43'41''$ WEST, A DISTANCE OF 1293.17 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, AND THE NORTH LINE OF SAID SECTION 27 TO A MAG SPIKE SET AT THE POINT OF BEGINNING, AT A NORTHWEST CORNER OF A TRACT CONVEYED TO CAROL A. & JAN E. BELL OF RECORD IN DEED BOOK 213, PAGE 634, SAID MAG SPIKE BEING REFERENCED BY A 5/8" IRON PIN SET SOUTH $12^{\circ}26'09''$ EAST, A DISTANCE OF 25.63 FEET;

THENCE SOUTH $12^{\circ}26'09''$ EAST, A DISTANCE OF 103.21 FEET WITH THE WEST BANK OF THE POTATO RUN DITCH, A WEST LINE OF SAID BELL TRACT, AND AN EAST LINE OF SAID RIFE TRACT, PASSING SAID 5/8" IRON PIN SET AT 25.63 FEET, TO A 5/8" IRON PIN SET;

THENCE SOUTH $04^{\circ}06'39''$ WEST, A DISTANCE OF 100.42 FEET WITH THE WEST BANK OF SAID POTATO RUN DITCH, A WEST LINE OF SAID BELL TRACT, AND AN EAST LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

THENCE SOUTH $33^{\circ}33'36''$ EAST, A DISTANCE OF 73.86 FEET WITH THE WEST BANK OF SAID POTATO RUN DITCH, A WEST LINE OF SAID BELL TRACT, AND AN EAST LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

THENCE SOUTH $20^{\circ}35'27''$ EAST, A DISTANCE OF 125.35 FEET WITH THE WEST BANK OF SAID POTATO RUN DITCH, A WEST LINE OF SAID BELL TRACT, AND AN EAST LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

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THENCE SOUTH 34°07'31" WEST, A DISTANCE OF 164.46 FEET WITH THE WEST BANK OF SAID POTATO RUN DITCH, A WEST LINE OF SAID BELL TRACT, AND AN EAST LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

THENCE SOUTH 17°18'53" WEST, A DISTANCE OF 115.32 FEET WITH THE WEST BANK OF SAID POTATO RUN DITCH, A WEST LINE OF SAID BELL TRACT, AND AN EAST LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

THENCE SOUTH 36°15'42" WEST, A DISTANCE OF 79.28 FEET WITH THE WEST BANK OF SAID POTATO RUN DITCH, A WEST LINE OF SAID BELL TRACT, AND AN EAST LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

THENCE SOUTH 00°51'14" WEST, A DISTANCE OF 1942.90 FEET WITH A WEST LINE OF SAID BELL TRACT, AN EAST LINE OF SAID RIFE TRACT, AND A WEST LINE OF A TRACT CONVEYED TO LUTHER V. & CLARA L. SCHOENBERGER TRUSTEES, REVOCABLE TRUST OF RECORD IN DEED BOOK 198, PAGE 176, AND THE WEST LINE OF A TRACT CONVEYED TO MICHAEL A. BRODMAN OF RECORD IN DEED BOOK 217, PAGE 188 TO A 5/8" IRON PIN FOUND (WITH A YELLOW CAP STAMPED V.B.K.) ON THE EAST-WEST HALF SECTION LINE OF SAID SECTION 27, AND THE NORTH LINE OF A TRACT CONVEYED TO DAVID C. SUBER, ETUX OF RECORD IN OFFICIAL RECORD 144, PAGE 279, AND OFFICIAL RECORD 159, PAGE 584;

THENCE NORTH 89°42'10" WEST, A DISTANCE OF 679.90 FEET WITH THE EAST-WEST HALF SECTION LINE OF SAID SECTION 27, THE NORTH LINE OF SAID SUBER TRACT, A SOUTH LINE OF SAID RIFE TRACT, AND A NORTH LINE OF A TRACT CONVEYED TO CHRISTOPHER M. VENT, ETUX OF RECORD IN OFFICIAL RECORD 163, PAGE 417, PASSING A 5/8" IRON PIN FOUND (WITH A YELLOW CAP STAMPED V.B.K.) AT 539.09 FEET, TO A 5/8" IRON PIN FOUND (WITH A YELLOW CAP STAMPED V.B.K.) AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO PAULINE PHELPS, LE, ETAL OF RECORD IN OFFICIAL RECORD 93, PAGE 264, 266;

THENCE NORTH 00°53'27" EAST, A DISTANCE OF 2633.00 FEET WITH THE EAST LINE OF SAID PHELPS TRACT, AND A WEST LINE OF SAID RIFE TRACT, PASSING A 5/8" IRON PIN SET AT 2608.00 FEET TO A MAG SPIKE SET IN THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, AND THE NORTH LINE OF SAID SECTION 27;

THENCE SOUTH 89°43'41" EAST, A DISTANCE OF 12.03 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, AND THE NORTH LINE OF SAID SECTION 27 TO A PK NAIL FOUND AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO ROBERT C. RIFE, ETAL OF RECORD IN DEED BOOK 206, PAGE 613, SAID PK NAIL REFERENCED BY A 5/8" IRON PIN FOUND (WITH A YELLOW CAP STAMPED V.B.K.) SOUTH 00°16'19" WEST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00°16'19" WEST, A DISTANCE OF 287.60 FEET WITH AN EAST LINE OF SAID RIFE TRACT OF RECORD IN DEED BOOK 181, PAGE 1035, AND THE WEST LINE OF SAID RIFE TRACT OF RECORD IN DEED BOOK 206, PAGE 613, PASSING SAID 5/8" IRON PIN FOUND AT 25.00 FEET, TO A 5/8" IRON PIN FOUND (WITH A YELLOW CAP STAMPED V.B.K.);

THENCE SOUTH 89°43'41" EAST, A DISTANCE OF 175.00 FEET WITH A NORTH LINE OF SAID RIFE TRACT OF RECORD IN DEED BOOK 181, PAGE 1035, AND THE SOUTH LINE OF SAID RIFE TRACT OF RECORD IN DEED BOOK 206, PAGE 613, TO A 5/8" IRON PIN SET;

THENCE NORTH 00°16'19" EAST, A DISTANCE OF 287.60 FEET WITH A WEST LINE OF SAID RIFE TRACT OF RECORD IN DEED BOOK 181, PAGE 1035, AND THE EAST LINE OF SAID RIFE TRACT OF RECORD IN DEED BOOK 206, PAGE 613, PASSING SAID 5/8" IRON PIN FOUND AT 262.60 FEET (WITH A YELLOW CAP STAMPED V.B.K.) TO A MAG SPIKE SET IN THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, AND THE NORTH LINE OF SAID SECTION 27;

THENCE SOUTH 89°43'41" EAST, A DISTANCE OF 554.43 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, AND THE NORTH LINE OF SAID SECTION 27, PASSING A MAG SPIKE SET AT 491.18 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, AND CONTAINING 41.373 ACRES OF LAND, OF WHICH 0.327 ACRES ARE IN THE RIGHT-OF-WAY OF SAID TOWNSHIP HIGHWAY 49, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF BRETT R. TIEBEN, P.S. PROFESSIONAL SURVEYOR NUMBER 8191, DATED SEPTEMBER, 2007, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 DATUM.

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 BOOK 181, PAGE 1035.

Brett R. Tieben
BRETT R. TIEBEN, P.S.
PROFESSIONAL SURVEYOR NO. 8191
DATED: 9-26-07





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**LEGAL DESCRIPTION FOR ROBERT RIFE
135.550 ACRES
COUNTY OF WYANDOT, OHIO
TRACT 1**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, BEING PART OF THE SOUTHWEST QUARTER, AND SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 12 EAST, RICHLAND TOWNSHIP, BEING A 135.550 ACRE TRACT OUT OF A TRACT CONVEYED TO ROBERT RIFE, ETUX OF RECORD IN DEED BOOK 197, PAGE 402, AND DEED BOOK 151, PAGE 235 RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A PK NAIL FOUND OVER A MONUMENT BOX AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, SAID PK NAIL ALSO BEING AT THE CENTERLINE INTERSECTION OF COUNTY HIGHWAY 81 (60 FEET IN WIDTH), AND TOWNSHIP HIGHWAY 49 (50 FEET IN WIDTH);

THENCE SOUTH 89°46'59" EAST, A DISTANCE OF 634.86 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, AND THE SOUTH LINE OF SAID SECTION 22 TO A MAG SPIKE SET AT THE POINT OF BEGINNING, AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO BERNARD L. GEORGE, ETUX OF RECORD IN OFFICIAL RECORD 2, PAGE 662, SAID MAG SPIKE BEING REFERENCED BY A 5/8" IRON PIN SET NORTH 01°04'53" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 01°04'53" EAST, A DISTANCE OF 530.43 FEET WITH THE EAST LINE OF SAID GEORGE TRACT, AND A WEST LINE OF SAID RIFE TRACT TO A POINT REFERENCED BY 5/8" IRON PIN SET SOUTH 01°04'53" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 89°46'27" WEST, A DISTANCE OF 141.59 FEET WITH THE NORTH LINE OF SAID GEORGE TRACT, AND A SOUTH LINE OF SAID RIFE TRACT, TO A 5/8" IRON PIN SET ON THE EAST RIGHT-OF-WAY LINE OF THE NEW YORK CENTRAL LINES, LLC (66 FEET IN WIDTH), OF RECORD IN OFFICIAL RECORD 4, PAGE 412;

THENCE NORTH 35°33'45" EAST, A DISTANCE OF 2214.89 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID NEW YORK CENTRAL LINES, AND A WEST LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET ON THE NORTH BANK OF THE POTATO RUN DITCH, AND AT A SOUTHWEST CORNER OF A TRACT CONVEYED TO CAROL A. & JAN E. BELL OF RECORD IN OFFICIAL RECORD 178, PAGE 262;

THENCE SOUTH 73°52'27" EAST, A DISTANCE OF 140.38 FEET WITH THE NORTH BANK OF THE SAID POTATO RUN DITCH, A SOUTH LINE OF SAID BELL TRACT, AND A NORTH LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

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THENCE SOUTH 76°53'43" EAST, A DISTANCE OF 349.42 FEET WITH THE NORTH BANK OF THE SAID POTATO RUN DITCH, A SOUTH LINE OF SAID BELL TRACT, AND A NORTH LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

THENCE SOUTH 78°31'58" EAST, A DISTANCE OF 280.86 FEET WITH THE NORTH BANK OF THE SAID POTATO RUN DITCH, A SOUTH LINE OF SAID BELL TRACT, AND A NORTH LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

THENCE SOUTH 80°57'14" EAST, A DISTANCE OF 284.04 FEET WITH THE NORTH BANK OF THE SAID POTATO RUN DITCH, A SOUTH LINE OF SAID BELL TRACT, AND A NORTH LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

THENCE SOUTH 31°49'21" EAST, A DISTANCE OF 518.27 FEET WITH THE EAST BANK OF THE SAID POTATO RUN DITCH, A WEST LINE OF SAID BELL TRACT, AND AN EAST LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

THENCE SOUTH 19°17'19" EAST, A DISTANCE OF 314.30 FEET WITH THE EAST BANK OF THE SAID POTATO RUN DITCH, A WEST LINE OF SAID BELL TRACT, AND AN EAST LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

THENCE SOUTH 37°56'17" EAST, A DISTANCE OF 87.92 FEET WITH THE EAST BANK OF THE SAID POTATO RUN DITCH, A WEST LINE OF SAID BELL TRACT, AND AN EAST LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN SET;

THENCE SOUTH 89°38'16" EAST, A DISTANCE OF 837.83 FEET WITH A SOUTH LINE OF SAID BELL TRACT, AND A NORTH LINE OF SAID RIFE TRACT TO A 5/8" IRON PIN FOUND;

THENCE SOUTH 00°50'34" WEST, A DISTANCE OF 1316.76 FEET WITH A WEST LINE OF A TRACT CONVEYED TO CAROL A. BELL, LE, ETAL OF RECORD IN OFFICIAL RECORD 121, PAGE 825, AND AN EAST LINE OF SAID RIFE TRACT, PASSING A 5/8" IRON PIN SET AT 1291.76, TO A MAG SPIKE SET IN THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, AND THE SOUTH LINE OF SAID SECTION 22;

THENCE NORTH 89°43'41" WEST, A DISTANCE OF 1356.41 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, AND THE SOUTH LINE OF SAID SECTION 22 TO A RAILROAD SPIKE FOUND OVER A MONUMENT BOX AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE NORTH 89°46'59" WEST, A DISTANCE OF 2080.74 FEET WITH THE CENTERLINE OF SAID TOWNSHIP HIGHWAY 49, AND THE SOUTH LINE OF SAID SECTION 22, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, AND CONTAINING 135.550 ACRES OF LAND, OF WHICH 1.734 ACRES ARE IN THE RIGHT-OF-WAY OF SAID TOWNSHIP HIGHWAY 49, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF BRETT R. TIEBEN, P.S. PROFESSIONAL SURVEYOR NUMBER 8191, DATED SEPTEMBER, 2007, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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PRIOR DEED REFERENCE: DEED BOOK 197, PAGE 402, DEED BOOK 151, PAGE 235.

Brett R. Tieb
BRETT R. TIEBEN, P.S.
PROFESSIONAL SURVEYOR NO. 8191
DATED: 9-26-07

