



ENGINEERS • SURVEYORS

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**TRACT 2 - 0.033 ACRE LEGAL DESCRIPTION
FOR FRED TANNER
VILLAGE OF McCUTCHENVILLE, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, VILLAGE OF McCUTCHENVILLE, PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 14 EAST, BEING PART OF OUTLOT 10 AS CONVEYED TO FREDERICK TANNER LIFE ESTATE ETAL. OF RECORD IN OFFICIAL RECORD 162, PAGE 762 AND OFFICIAL RECORD 159, PAGE 431, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT 109 AS CONVEYED TO RODGER L. TANNER OF RECORD IN DEED BOOK 166, PAGE 472 AND OFFICIAL RECORD 153, PAGE 1050 AND THE NORTHEAST CORNER OF A TRACT CONVEYED TO SAID RODGER L. TANNER OF RECORD IN DEED BOOK 193, PAGE 868, SAID IRON PIN FOUND BEING IN THE NORTH LINE OF OUTLOT 10;

THENCE SOUTH $59^{\circ}44'44''$ EAST, A DISTANCE OF 16.50 FEET WITH THE NORTH LINE OF SAID OUTLOT 10 TO AN IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF LOT 111 AND THE NORTHWEST CORNER OF LOT 110 AS CONVEYED TO SAID FREDERICK TANNER LIFE ESTATE;

THENCE SOUTH $30^{\circ}31'32''$ WEST, A DISTANCE OF 66.00 FEET WITH THE WEST LINE OF SAID LOT 110 AND THE EAST LINE OF OUTLOT 10 TO AN IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF LOT 110;

THENCE SOUTH $30^{\circ}31'32''$ WEST, A DISTANCE OF 22.50 FEET OVER AND ACROSS SAID FREDERICK TANNER TRACT AND SAID OUTLOT 10 TO AN IRON PIN FOUND IN THE SOUTH LINE OF OUTLOT 10 AND THE NORTH LINE OF A TRACT CONVEYED TO STEPHEN A. HOHMAN ETUX. OF RECORD IN DEED BOOK 195, PAGE 793;

THENCE NORTH $50^{\circ}35'49''$ WEST, A DISTANCE OF 16.70 FEET WITH THE SOUTH LINE OF OUTLOT 10 AND THE NORTH LINE OF SAID HOHMAN TRACT TO AN IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF SAID FREDERICK TANNER TRACT AND THE SOUTHEAST CORNER OF SAID RODGER TANNER TRACT OF RECORD IN DEED BOOK 193, PAGE 868;

THENCE NORTH $30^{\circ}31'32''$ EAST, A DISTANCE OF 85.85 FEET WITH THE WEST LINE OF SAID FREDERICK TANNER TRACT AND THE EAST LINE OF SAID RODGER L. TANNER TRACT TO THE POINT OF BEGINNING, CONTAINING 0.033 ACRES OF LAND, MORE OR LESS.

REFERENCE SURVEY VOL. B
PAGE 132 IN THE TAX MAP OFFICE
(TRACT 2) (0.033 A)

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFREY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WATER STREET, S 59°44'44"E, AS SHOWN IN SURVEY BOOK 6, PAGE 581.

PRIOR DEED REFERENCE: OFFICIAL RECORD 162, PAGE 762
 OFFICIAL RECORD 159, PAGE 431





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**TRACT 1 - 0.108 ACRE LEGAL DESCRIPTION
FOR FRED TANNER
VILLAGE OF McCUTCHENVILLE, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, VILLAGE OF McCUTCHENVILLE, PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 14 EAST, BEING PART OF OUTLOT 10 AS CONVEYED TO FREDERICK TANNER LIFE ESTATE ETAL. OF RECORD IN OFFICIAL RECORD 162, PAGE 762 AND OFFICIAL RECORD 159, PAGE 431, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT 110 AS CONVEYED TO SAID FREDERICK TANNER LIFE ESTATE, SAID IRON PIN FOUND BEING IN THE WEST RIGHT-OF-WAY LINE OF CLAY STREET (82.5 FEET IN WIDTH);

THENCE SOUTH 30°31'32" WEST, A DISTANCE OF 34.00 FEET WITH THE EAST LINE OF SAID OUTLOT 10 AND THE WEST RIGHT-OF-WAY OF SAID CLAY STREET TO AN IRON PIN FOUND IN THE NORTH LINE OF A TRACT CONVEYED TO STEPHEN A. HOHMAN, ETUX. OF RECORD IN DEED BOOK 195, PAGE 793;

THENCE NORTH 55°48'02" WEST, A DISTANCE OF 167.16 FEET WITH THE SOUTH LINE OF SAID FREDERICK TANNER TRACT AND THE NORTH LINE OF SAID HOHMAN TRACT TO AN IRON PIN FOUND;

THENCE NORTH 30°31'32" EAST, A DISTANCE OF 22.50 FEET OVER AND ACROSS
SAID FREDERICK TANNER TRACT TO AN IRON PIN FOUND MARKING THE
SOUTHWEST CORNER OF SAID LOT 110;

THENCE SOUTH 59°44'44" EAST, A DISTANCE OF 166.82 FEET WITH THE NORTH LINE OF OUTLOT 10 AND THE SOUTH LINE OF SAID LOT 110 TO THE POINT OF BEGINNING, CONTAINING 0.108 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 JEFFREY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF
WATER STREET, S 59°44'44"E, AS SHOWN IN SURVEY BOOK 6, PAGE 58.

PRIOR DEED REFERENCE: OFFICIAL RECORD 162, PAGE 762
OFFICIAL RECORD 159, PAGE 431

REFERENCE SURVEY VOL. B
PAGE 132 IN THE TAX MAP OFFICE
(TRACT 1) (0.108A)

