



ENGINEERS • SURVEYORS

Robert Lyn Makeever, P.E., P.S.

**LOT SPLIT FOR DAVE DLUBAK**

**CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO**

**PARCEL 1**

Situated in the State of Ohio, County of Wyandot, City of Upper Sandusky, being all of Lots 52, 54, 56, 58, 60, 62, 64, 66, 68, 70 and 72 as shown and delineated on the plat for North Park Addition and conveyed to Dlubak Glass Company of record in Deed Book 211, Page 416, records refer to the Recorder's Office, Wyandot County, Ohio.

**PARCEL 2**

Situated in the State of Ohio, County of Wyandot, City of Upper Sandusky, being part of the northwest quarter of Section 31, Township 2 South, Range 14 East, being a 7.554 acre tract out of an original 58.43 acre tract conveyed to Walter E. and Joan F. Dlubak of record in Deed Book 201, page 326, records refer to the Recorder's Office, Wyandot County, Ohio, said 7.554 acre tract being more particularly described as follows:

Beginning for reference, at a railroad spike found over a stone at the centerline intersection of County Road 110 (50 feet in width) and West Walker Street – County Road 111 (82.5 feet in width);

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thence North 89°52'51" East, 690.80 feet with the centerline of said West Walker Street to a PK nail set, referenced by an iron pin set, South 00°07'09" East 41.25 feet, in the south right-of-way line of said West Walker Street;

thence South 00°07'09" East, 255.75 feet (passing an iron pin set at 41.25 feet) thru the right-of-way of Monroe Street (53' feet in width) to an iron pin set in the south line of a 16.5 foot wide alley and the north line of said 58.43 acre tract, said iron pin being the point of beginning;

thence North 89°52'51" East, 602.47 feet with the south line of said 16.5 foot alley and the north line of said 58.43 acre tract to an iron pipe set;

thence South 02°26'13" West, 553.51 feet over and across said 58.43 acre tract with a new line to an iron pin set;

thence South 88°56'47" West, 577.86 feet continuing over and across said 58.43 acre tract to an iron pin set;

thence North 00°07'09" West, 562.38 feet continuing over and across said 58.43 acre tract to the point of beginning, containing 7.554 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 Robert Lyn Makeever, P.S., Professional Surveyor Number 6828, dated February 26, 1998, and is subject to all highways, easements and restrictions of record.

Bearings shown hereon are based on the centerline of West Walker Street, being North 89°52'51" East, as shown and delineated in Plat Book 4, Page 90 and all angles calculated from this meridian.

All iron pins set are 5/8" o.d. x 30" long reinforcing rods with yellow plastic caps stamped "MAKEEVER & ASSOC." unless otherwise noted.

Prior deed references: Deed Book 201, Page 326.

Deed Book 211, Page 416.