



ENGINEERS • SURVEYORS

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

0.267 ACRE TRACT

VILLAGE OF NEVADA, WYANDOT COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, VILLAGE OF NEVADA, BEING PART OF LOT 13 AS SHOWN AND DELINEATED ON THE PLAT OF THE TOWN OF NEVADA OF RECORD IN PLAT BOOK 1, PAGE 3, BEING A 0.267 ACRE TRACT THE SAME AS CONVEYED TO WILLIAM E. AND SUSAN R. ABBOTT OF RECORD IN DEED BOOK 181, PAGE 517 AND DEED BOOK 191, PAGE 437, SAID 0.267 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID ABBOTT TRACT, SAID IRON PIN MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET (40 FEET IN WIDTH) AND THE EAST RIGHT-OF-WAY LINE OF MAIN STREET (80 FEET IN WIDTH);

THENCE SOUTH $89^{\circ}54'53''$ EAST, A DISTANCE OF 180.98 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTER STREET AND THE NORTH LINE OF SAID ABBOTT TRACT (PASSING A $3/4''$ IRON PIN FOUND AT 105.98 FEET) TO A $5/8''$ IRON PIN SET AT THE NORTHEAST CORNER OF SAID ABBOTT TRACT, SAID IRON PIN BEING IN THE WEST RIGHT-OF-WAY LINE OF A 16 FOOT ALLEY;

(ORIGINAL PLAT)

(LAND 33-02-15)

VOL. C PAGE 2168

THENCE SOUTH 04°07'38" WEST, A DISTANCE OF 70.97 FEET WITH THE WEST LINE OF SAID 16 FOOT ALLEY AND THE EAST LINE OF SAID ABBOTT TRACT (PASSING A 3/4" IRON PIN FOUND AT 61.05 FEET) TO A 3/4" IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID ABBOTT TRACT AND THE NORTHEAST CORNER OF A TRACT CONVEYED TO GREGORY T. DURHAM, etux. OF RECORD IN DEED BOOK 209, PAGE 897;

THENCE NORTH 85°48'17" WEST, A DISTANCE OF 180.81 FEET WITH THE SOUTH LINE OF SAID ABBOTT TRACT AND THE NORTH LINE OF SAID DURHAM TRACT TO A 5/8" IRON PIN SET IN THE EAST RIGHT-OF-WAY LINE OF SAID MAIN STREET, SAID IRON PIN MARKING THE SOUTHWEST CORNER OF SAID ABBOTT TRACT AND THE NORTHWEST CORNER OF SAID DURHAM TRACT;

THENCE NORTH 04°23'55" EAST, A DISTANCE OF 58.00 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID MAIN STREET AND THE WEST LINE OF SAID ABBOTT TRACT TO THE POINT OF BEGINNING, CONTAINING 0.267 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, DATED MAY 14, 1999, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

ALL IRON PINS SET ARE 5/8" X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER & ASSOC." UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

PRIOR DEED REFERENCES: DEED BOOK 181, PAGE 517 AND DEED BOOK 191, PAGE 437