



ENGINEERS • SURVEYORS

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

**LEGAL DESCRIPTION FOR
DAVID OUTLAND 1.004 ACRES
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING ALL OF LOT 13, LOT 14, LOT 14A, AND PART OF LOT 12 OF WOOD'S FIRST SUBDIVISION AND PART OF LOT 2 OF WOOD'S FOURTH SUBDIVISION AS CONVEYED TO DAVID H. OUTLAND AND SHERYL D. OUTLAND OF RECORD IN DEED BOOK 208, PAGE 914. RECORDS REFER TO RECORDER'S OFFICE, WYANDOT COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BITTERSWEET LANE (40' IN WIDTH) AND THE EAST RIGHT-OF-WAY LINE OF DUCK POND ROAD (40' IN WIDTH);

THENCE WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 306.48 FEET, A DELTA ANGLE OF $20^{\circ}52'51''$, THE CHORD OF WHICH BEARS NORTH $14^{\circ}23'28''$ WEST, A DISTANCE OF 111.08 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID DUCK POND ROAD AND THE WEST PROPERTY LINE OF SAID LOT 13 TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID LOT 13 AND THE SOUTHWEST CORNER OF SAID LOT 12, SAID IRON PIN MARKING A POINT OF REVERSE CURVATURE;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 266.48 FEET, A DELTA ANGLE OF $12^{\circ}34'35''$, THE CHORD OF WHICH BEARS NORTH $18^{\circ}23'36''$ WEST, A DISTANCE OF 58.37 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID DUCK POND ROAD AND THE WEST PROPERTY LINE OF SAID OUTLAND TRACT TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JAMES J. MORRISON OF RECORD IN DEED BOOK 172, PAGE 483;

THENCE NORTH $89^{\circ}44'19''$ EAST, A DISTANCE OF 139.54 FEET ALONG THE NORTH LINE OF SAID OUTLAND TRACT AND THE SOUTH LINE OF SAID MORRISON TRACT TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID LOT 14;

THENCE NORTH $65^{\circ}10'06''$ EAST, A DISTANCE OF 121.79 FEET ALONG THE NORTH LINE OF SAID OUTLAND TRACT AND THE SOUTH LINE OF SAID MORRISON TRACT TO AN IRON PIN SET;

THENCE NORTH $00^{\circ}15'41''$ W, A DISTANCE OF 4.74 FEET ALONG THE EAST LINE OF SAID MORRISON TRACT TO AN IRON PIN SET;

THENCE NORTH $89^{\circ}44'19''$ EAST, A DISTANCE OF 20.00 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF LOT 3 OF WOOD'S FIRST SUBDIVISION AS CONVEYED TO ROBERT C. LONG IN DEED BOOK 181 PAGE 38 TO AN IRON PIN SET;

THENCE SOUTH $00^{\circ}15'41''$ EAST A DISTANCE OF 218.52 FEET ALONG THE EAST LINE OF A TRACT CONVEYED TO DOROTHY STABNER OF RECORD IN DEED BOOK 201, PAGE 481 TO AN IRON PIN SET;

THENCE SOUTH 89°44'19" WEST, A DISTANCE OF 224.88 FEET ALONG THE SOUTH LINE OF SAID LOTS 13, 14, 14A AND THE NORTH RIGHT-OF-WAY LINE OF SAID BITTERSWEET LANE (PASSING AN IRON PIN SET AT 20.00 FEET AND AT 110.91 FEET) LANE TO THE POINT OF BEGINNING, CONTAINING 1.004 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 25, 1999, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARING SHOWN HEREIN ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

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 208, PAGE 914