



ENGINEERS • SURVEYORS

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

**LEGAL DESCRIPTION FOR UPPER
UNITED DEVELOPMENT CORPORATION
0.586 ACRES**

CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING A 0.586 ACRE TRACT OUT OF A TRACT OF LAND CONVEYED TO UPPER UNITED DEVELOPMENT CORPORATION (HEREINAFTER REFERRED TO AS UUDC) OF RECORD IN DEED BOOK 146, PAGE 146, RECORDS REFER TO RECORDER'S OFFICE, WYANDOT COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTIONS OF COUNTY HIGHWAY 50 (RIGHT-OF-WAY VARIES) AND GREENBRIAR ROAD (50 FEET IN WIDTH), SAID RAILROAD SPIKE BEING REFERENCED BY AN IRON PIN FOUND SOUTH $88^{\circ}35'01''$ WEST, A DISTANCE OF 39.15 FEET;

THENCE NORTH $51^{\circ}35'30''$ WEST, A DISTANCE OF 284.00 FEET ALONG THE CENTERLINE OF GREENBRIAR ROAD TO A PK NAIL FOUND;

THENCE SOUTH $38^{\circ}24'30''$ WEST, A DISTANCE OF 25.00 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF A 1.04 ACRE TRACT AS CONVEYED TO WILLIS J. FREY ETUX OF RECORD IN DEED BOOK 211, PAGE 1000, A SOUTHEASTERLY CORNER OF SAID UUDC TRACT, AND IN THE WEST RIGHT-OF-WAY LINE OF GREENBRIAR ROAD, SAID PIN BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH $38^{\circ}24'30''$ WEST, A DISTANCE OF 160.00 FEET ALONG THE NORTH LINE OF SAID 1.04 ACRE TRACT AND A SOUTH LINE OF SAID UUDC TRACT TO AN IRON PIN FOUND;

THENCE NORTH $51^{\circ}35'30''$ WEST, A DISTANCE OF 120.00 FEET OVER AND ACROSS SAID UUDC TRACT WITH A NEW LINE TO AN IRON PIN FOUND;

THENCE NORTH $11^{\circ}27'10''$ WEST, A DISTANCE OF 103.34 FEET OVER AND ACROSS SAID UUDC TRACT WITH A NEW LINE TO A CONCRETE MONUMENT SET IN THE SOUTH LINE OF HIGHLAND ACRES SUBDIVISION NUMBER 3, AS SHOWN AND DELINEATED IN PLAT BOOK 4, PAGE 30;

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THENCE NORTH 78°32'50" EAST, A DISTANCE OF 122.15 FEET ALONG THE SOUTH LINE OF SAID HIGHLAND ACRES SUBDIVISION TO AN IRON PIN SET IN THE WEST RIGHT-OF-WAY LINE OF SAID GREENBRIAR ROAD;

THENCE SOUTH 51°35'30" EAST, A DISTANCE OF 120.26 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF GREENBRIAR ROAD AND THE EAST LINE OF SAID UUDC TRACT TO THE POINT OF BEGINNING, CONTAINING 0.586 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 MARCH, 2000, 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 REFERENCE: DEED BOOK 146, PAGE 146