



ENGINEERS • SURVEYORS

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TRACT 1
0.081 ACRES (3515 S.F.) RIGHT-OF-WAY VACATION
OF A PORTION OF BETTY LOU COURT
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING 0.081 ACRE RIGHT-OF-WAY VACATION OF A PORTION OF BETTY LOU COURT AS SHOWN IN GAMBER'S 5TH ADDITION OF RECORD IN PLAT BOOK 4 PAGE 19, RECORDS REFER TO COUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET MARKING THE NORTHWEST CORNER OF SAID GAMBER'S 5TH ADDITION AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO CARLOS G. BAKER OF RECORD IN DEED BOOK 181, PAGE 825;

THENCE NORTH 58°23'03" EAST, A DISTANCE OF 57.47 FEET WITH A NORTH LINE OF SAID GAMBER'S 5TH ADDITION AND THE SOUTH LINE OF SAID BAKER TRACT OF RECORD IN DEED BOOK 181, PAGE 825 TO AN IRON PIN SET;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID BETTY LOU COURT WITH AN ARC OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 04°57'00", A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 4.32 FEET, THE CHORD OF WHICH BEARS NORTH 60°51'33" EAST, A DISTANCE OF 4.32 FEET TO AN IRON PIN SET MARKING THE POINT OF BEGINNING;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID BETTY LOU COURT, THE WEST LINE OF LOT 1 OF GAMBER'S 5th AS CONVEYED TO CARLOS G. BAKER OF RECORD IN OFFICIAL RECORD 36, PAGE 348, AND WITH AN ARC OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 133°52'22", A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 116.83 FEET, THE CHORD OF WHICH BEARS SOUTH 49°43'46" EAST, A DISTANCE OF 92.01 FEET TO AN IRON PIN SET ON THE SOUTH LINE SAID LOT 1 AND THE NORTH LINE OF LOT 2 OF SAID GAMBER'S 5TH AS CONVEYED TO RICHARD A. LABOLT, etux. OF RECORD IN DEED BOOK 214, PAGE 936;

THENCE SOUTH 65°59'03" WEST, A DISTANCE OF 36.08 FEET OVER AND ACROSS THE RIGHT-OF-WAY OF SAID BETTY LOU COURT TO AN IRON PIN SET;

THENCE NORTH 26°39'57" WEST, A DISTANCE OF 82.98 FEET OVER AND ACROSS THE RIGHT-OF-WAY OF SAID BETTY LOU COURT TO THE IRON PIN SET AT THE POINT OF BEGINNING, AND CONTAINING 0.081 ACRES OF LAND, MORE OR LESS.

REFERENCE SURVEY VOL. C
PAGE 884 IN THE TAX MAP OFFICE

THE ABOVE DESCRIPTION WAS PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFERY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED NOVEMBER, 2004 AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE GRID, NORTH ZONE, ESTABLISHED USING NAD 83 STATE PLANE COORDINATES.

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



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TRACT 2
0.014 ACRES (613 S.F.) RIGHT-OF-WAY VACATION
OF A PORTION OF BETTY LOU COURT
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING 0.014 ACRE RIGHT-OF-WAY VACATION OF A PORTION OF BETTY LOU COURT AS SHOWN IN GAMBER'S 5TH ADDITION OF RECORD IN PLAT BOOK 4 PAGE 19, RECORDS REFER TO COUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET MARKING THE NORTHWEST CORNER OF SAID GAMBER'S 5TH ADDITION AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO CARLOS G. BAKER OF RECORD IN DEED BOOK 181, PAGE 825;

THENCE NORTH 58°23'03" EAST, A DISTANCE OF 57.47 FEET WITH A NORTH LINE OF SAID GAMBER'S 5TH ADDITION AND THE SOUTH LINE OF SAID BAKER TRACT OF RECORD IN DEED BOOK 181, PAGE 825 TO AN IRON PIN SET;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID BETTY LOU COURT WITH AN ARC OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 04°57'00", A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 4.32 FEET, THE CHORD OF WHICH BEARS NORTH 60°51'33" EAST, A DISTANCE OF 4.32 FEET TO AN IRON PIN SET;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID BETTY LOU COURT, THE WEST LINE OF LOT 1 OF GAMBER'S 5th AS CONVEYED TO CARLOS G. BAKER OF RECORD IN DEED BOOK 36, PAGE 348 AND WITH AN ARC OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 133°52'22", A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 116.83 FEET, THE CHORD OF WHICH BEARS SOUTH 49°43'46" EAST, A DISTANCE OF 92.01 FEET TO AN IRON PIN SET MARKING THE POINT OF BEGINNING;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID BETTY LOU COURT, A PORTION OF THE WEST LINE OF LOT 2 OF SAID GAMBER'S 5th AS CONVEYED TO RICHARD A. LABOLT, etux. OF RECORD IN DEED BOOK 214, PAGE 934 AND WITH AN ARC OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 16°07'38", A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 14.07 FEET, THE CHORD OF WHICH BEARS SOUTH 25°16'14" WEST, A DISTANCE OF 14.03 FEET TO AN IRON PIN SET;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID BETTY LOU COURT AND A PORTION OF THE WEST LINE OF LOT 2 OF SAID GAMBER'S 5th AS CONVEYED TO SAID RICHARD A. LABOLT, etux. TRACT WITH AN ARC OF A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 60°00'00", A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 52.36 FEET, THE CHORD OF WHICH BEARS SOUTH 03°20'03" WEST, A DISTANCE OF 50.00 FEET TO AN IRON PIN SET;

THENCE NORTH 26°39'57" WEST, A DISTANCE OF 53.62 FEET OVER AND ACROSS THE RIGHT-OF-WAY OF SAID BETTY LOU COURT TO AN IRON PIN SET;

THENCE NORTH 65°59'03" EAST, A DISTANCE OF 36.08 FEET OVER AND ACROSS THE RIGHT-OF-WAY OF SAID BETTY LOU COURT TO THE IRON PIN SET AT THE POINT OF BEGINNING, AND CONTAINING 0.014 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFERY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED NOVEMBER, 2004 AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

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