



ENGINEERS *
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

LEGAL DESCRIPTION FOR UPPER UNITED DEVELOPMENT

2.651 ACRES

CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, AND BEING PART OF HIGHLAND ACRES SUBDIVISION NO. 8, LOT 7 AND BEING A 2.651 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO UPPER UNITED DEVELOPMENT CORPORATION OF RECORD IN DEED BOOK 146, PAGE 146, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF A HIGHLAND ACRES SUBDIVISION NO. 7, LOT 21 CONVEYED TO UPPER UNITED DEVELOPMENT IN DEED BOOK 146, PAGE 146, A NORTHWEST CORNER OF A TRACT DESIGNATED AS FREE AREA IN HIGHLAND ACRES SUBDIVISION NO. 9, AND CONVEYED TO THE CITY OF UPPER SANDUSKY OF RECORD IN PLAT CABINET A, SLIDE 608 – 612, THE SOUTH LINE OF A HIGHLAND ACRES SUBDIVISION NO. 8, LOT 6 CONVEYED TO SAID UPPER UNITED DEVELOPMENT OF RECORD IN DEED BOOK 146, PAGE 146;

THENCE NORTH 89°20'17" EAST, A DISTANCE OF 78.85 FEET WITH A NORTH LINE OF SAID FREE AREA, A NORTH LINE OF SAID CITY OF UPPER SANDUSKY TRACT, THE SOUTH LINE OF SAID LOT 6, AND THE SOUTH LINE OF SAID UPPER UNITED DEVELOPMENT TRACT, TO AN IRON PIN FOUND AT A NORTHEAST CORNER OF SAID FREE AREA, A NORTHEAST CORNER OF SAID CITY OF UPPER SANDUSKY TRACT, A SOUTHEAST CORNER OF SAID LOT 6, A SOUTHWEST CORNER OF SAID UPPER UNITED DEVELOPMENT TRACT, A NORTHWEST CORNER OF SAID HIGHLAND ACRES SUBDIVISION NO. 8, LOT 7, AND A NORTHWEST CORNER OF SAID UPPER UNITED DEVELOPMENT TRACT, SAID IRON PIN FOUND ALSO BEING THE POINT OF BEGINNING;

REFERENCE SURVEY VOL. C
PAGE 420 IN THE TAX MAP OFFICE

THENCE NORTH $10^{\circ}06'12''$ EAST, A DISTANCE OF 278.89 FEET WITH THE EAST LINE OF SAID LOT 6, A WEST LINE OF SAID LOT 7, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND NORTH $43^{\circ}39'27''$ WEST, A DISTANCE OF 40.00 FEET, SAID POINT BEING A NORTHEAST CORNER OF LOT 6, NORTHWEST CORNER OF SAID LOT 7, A CORNER OF SAID UPPER UNITED DEVELOPMENT TRACT, AND THE CORNER OF A TRACT CONVEYED TO HIGHLAND ACRES DEVELOPMENT OF RECORD IN DEED BOOK, 205, PAGE 841;

THENCE NORTH $10^{\circ}37'10''$ EAST, A DISTANCE OF 181.72 FEET WITH A WEST LINE OF SAID LOT 7, A WEST LINE OF SAID UPPER UNITED DEVELOPMENT TRACT, AND AN EAST LINE OF SAID HIGHLAND ACRES DEVELOPMENT TRACT, TO A POINT REFERENCED BY AN IRON PIN FOUND NORTH $43^{\circ}39'27''$ WEST, A DISTANCE OF 20.00 FEET, SAID POINT BEING A NORTHERLY CORNER OF SAID LOT 7, A NORTHERLY CORNER OF SAID UPPER UNITED DEVELOPMENT TRACT, A SOUTHEAST CORNER OF SAID HIGHLAND ACRES DEVELOPMENT TRACT, A SOUTHERLY CORNER OF HIGHLAND ACRES SUBDIVISION NO. 6, LOT 13 CONVEYED TO HIGHLAND ACRES DEVELOPMENT OF RECORD IN DEED BOOK 204, PAGE 296, AND THE WESTERLY CORNER OF HIGHLAND ACRES SUBDIVISION NO. 6, LOT 14 CONVEYED TO M.C. DIVERSIFIED, LIMITED OF RECORD IN OFFICIAL RECORD 7, PAGE 660;

THENCE SOUTH $43^{\circ}39'27''$ EAST, A DISTANCE OF 618.25 FEET WITH A NORTHEAST LINE OF SAID LOT 7, A NORTHEAST LINE OF SAID UPPER UNITED DEVELOPMENT TRACT, THE SOUTHWEST LINE OF SAID LOT 14, THE SOUTHWEST LINE OF SAID M.C. DIVERSIFIED TRACT, AND THE SOUTHWEST LINE OF HIGHLAND ACRES SUBDIVISION NO. 6, LOT 15, CONVEYED TO M.C. DIVERSIFIED, LIMITED OF RECORD IN OFFICIAL RECORD 215, PAGE 1504, PASSING AN IRON PIN FOUND AT 500.00 FEET, TO AN IRON PIN SET ON A NORTHEAST LINE OF SAID LOT 7, A NORTHEAST LINE OF SAID UPPER UNITED DEVELOPMENT TRACT, AND A SOUTHWEST LINE OF LOT 15 AND A SOUTHWEST LINE OF SAID M.C. DIVERSIFIED TRACT ACQUIRED IN OFFICIAL RECORD 215, PAGE 1504;

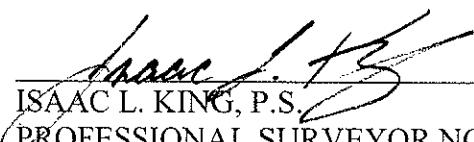
THENCE SOUTH $89^{\circ}20'17''$ WEST, A DISTANCE OF 509.25 FEET OVER AND ACROSS SAID HIGHLAND ACRES SUBDIVISION NO. 8, LOT 7, AND SAID UPPER UNITED DEVELOPMENT TRACT, WITH A NEW LINE, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 2.651 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A PLAT PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED MARCH 2013, 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 AND ASSOC." UNLESS OTHERWISE NOTED.

ALL BEARINGS SHOWN HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83).

PRIOR DEED REFERENCE: DEED BOOK 146, PAGE 146.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 3-8-2013

