



ENGINEERS +
SURVEYORS

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**LEGAL DESCRIPTION FOR DESIGN BUILD ASSOCIATES
0.609 ACRES
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, TOWNSHIP 2 SOUTH, RANGE 14 EAST, SECTION 29, BEING PART OF THE SOUTHEAST QUARTER OF SAID SECTION, A 0.609 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO NEW HAVEN INVESTMENTS, LLC OF RECORD IN DEED BOOK 216, PAGE 705, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY OF PINE RIDGE LANE (60 FEET IN WIDTH), THE NORTHWEST CORNER OF LOT 8 OF RIVER'S EDGE SUBDIVISION, CONVEYED TO THE COTTAGES AT RIVER'S EDGE PHASE 2 HOME OWNER'S ASSOCIATION, INC. OF RECORD IN OFFICIAL RECORD 220, PAGE 978 AND THE NORTHWEST CORNER OF SAID NEW HAVEN INVESTMENT;

THENCE SOUTH $08^{\circ}25'27''$ WEST, A DISTANCE OF 188.67 FEET WITH THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF SAID NEW HAVEN INVESTMENT TRACT, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF LOT 7 OF RIVER'S EDGE SUBDIVISION ALSO CONVEYED TO THE COTTAGES AT RIVER'S EDGE PHASE 2 HOME OWNER'S ASSOCIATION, INC. OF RECORD IN OFFICIAL RECORD 220, PAGE 978;

THENCE CONTINUING SOUTH $08^{\circ}25'27''$ WEST, A DISTANCE OF 113.64 FEET WITH THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF SAID NEW HAVEN INVESTMENTS TRACTS, TO AN IRON PIN FOUND AT A SOUTHWEST CORNER OF SAID LOT 7 AND A CORNER OF SAID NEW HAVEN INVESTMENTS TRACT;

THENCE NORTH $56^{\circ}11'01''$ WEST, A DISTANCE OF 105.16 FEET OVER AND ACROSS SAID NEW HAVEN INVESTMENT TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH $08^{\circ}25'27''$ EAST, A DISTANCE OF 256.43 FEET OVER AND ACROSS SAID NEW HAVEN INVESTMENT TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH $81^{\circ}34'33''$ EAST, A DISTANCE OF 42.05 FEET OVER AND ACROSS SAID NEW HAVEN INVESTMENT TRACT, WITH A NEW LINE, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE RIGHT-OF-WAY OF SAID PINE RIDGE LANE;

THENCE CONTINUING SOUTH $81^{\circ}34'33''$ EAST, A DISTANCE OF 36.16 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE RIDGE LANE AND THE NORTH LINE OF SAID NEW HAVEN INVESTMENT TRACT, TO AN IRON PIN SET;

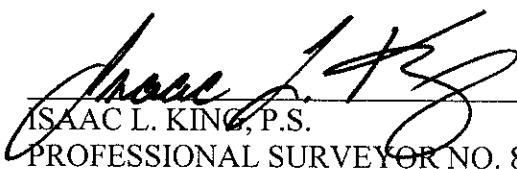
THENCE WITH THE ARC OF A TANGENT CURVE TO THE LEFT HAVING AN RADIUS OF 180.00 FEET, A DELTA ANGLE OF $5^{\circ}21'06''$, AN ARC LENGTH OF 16.81 FEET, A CHORD OF WHICH BEARS SOUTH $84^{\circ}15'06''$ EAST, A DISTANCE OF 16.81 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE RIDGE LANE AND A NORTH LINE OF SAID NEW HAVEN INVESTMENT TRACT, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 0.609 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 ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED OCTOBER, 2013, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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

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 216, PAGE 705.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 10-11-2013

