



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR DESIGN BUILD
0.138 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 28, BEING THE SOUTHWEST QUARTER OF SAID SECTION, A 0.138 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 LINE OF PINE RIDGE LANE (60 FEET IN WIDTH), THE NORTHWEST CORNER OF LOT 3 OF RIVERS EDGE SUBDIVISION #2 AS SHOWN AND DELINEATED IN PLAT CABINET A, SLIDE 744 - 745, LOT 3 CONVEYED TO NEW HAVEN INVESTMENTS, LLC. OF RECORD IN DEED BOOK 216, PAGE 705;

THENCE SOUTH $06^{\circ}14'56''$ WEST, A DISTANCE OF 120.00 FEET WITH THE WEST LINE OF LOT 3 OF SAID RIVERS EDGE SUBDIVISION #2 AND AN EAST LINE OF SAID NEW HAVEN INVESTMENTS TRACT, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 3, AND THE NORTH LINE OF LOT 14 OF RIVERS EDGE SUBDIVISION AS SHOWN AND DELINEATED IN PLAT CABINET A, SLIDE 593 - 595, CONVEYED TO JAMES A. AND KAREN M. STAUFFER, JTS OF RECORD IN OFFICIAL RECORD 199, PAGE 14;

THENCE NORTH $83^{\circ}45'04''$ WEST, A DISTANCE OF 50.00 FEET WITH THE NORTH LINE OF LOT 14 OF SAID RIVERS EDGE SUBDIVISION AND THE SOUTH LINE OF SAID NEW HAVEN INVESTMENTS TRACT, TO AN IRON PIN SET;

THENCE NORTH $06^{\circ}14'56''$ EAST, A DISTANCE OF 120.00 FEET OVER AND ACROSS SAID NEW HAVEN INVESTMENTS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

"2018"

REFERENCE SURVEY VOL. C
PAGE 1683 IN THE TAX MAP OFFICE

THENCE SOUTH 83°45'04" EAST, A DISTANCE OF 27.73 FEET OVER AND ACROSS SAID NEW HAVEN INVESTMENTS TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE RIDGE LANE AND A CORNER OF SAID NEW HAVEN INVESTMENTS TRACT;

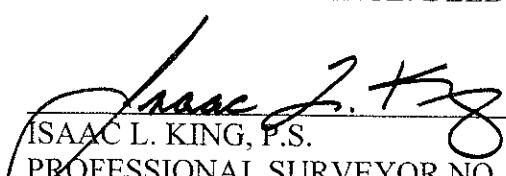
THENCE CONTINUING SOUTH 83°45'04" EAST, A DISTANCE OF 22.27 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE RIDGE LANE, AND A NORTH LINE OF SAID NEW HAVEN INVESTMENTS TRACT, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 0.138 ACRES OF LAND, MORE OR LESS.

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 MARCH, 2018, 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: 3-14-2018



Mapcheck 14: 2018 LOT SPLIT

Closure Summary

Precision, 1 part in: 340000000.000'

Error distance: 0.000'

Error direction: NO° 00' 00"E

Area: 6000.00 Sq. Ft. ~ 0.138 ACRES

Square area: 6000.000

Perimeter: 340.000'

Point of Beginning

Easting: 1756936.8341'

Northing: 426839.1955'

Side 1: Line

Direction: S6° 14' 56"W

Angle: [6.2489 (d)]

Deflection angle: [-173.7511 (d)]

Distance: 120.000'

Easting: 1756923.7724'

Northing: 426719.9085'

Side 2: Line

Direction: N83° 45' 04"W

Angle: [-90.0000 (d)]

Deflection angle: [90.0000 (d)]

Distance: 50.000'

Easting: 1756874.0695'

Northing: 426725.3509'

Side 3: Line

Direction: N6° 14' 56"E

Angle: [-90.0000 (d)]

Deflection angle: [90.0000 (d)]

Distance: 120.000'

Easting: 1756887.1312'

Northing: 426844.6379'

Side 4: Line

Direction: S83° 45' 04"E

Angle: [-90.0000 (d)]

Deflection angle: [90.0000 (d)]

Distance: 27.730'

Easting: 1756914.6965'

Northing: 426841.6196'

Side 5: Line

Direction: S83° 45' 04"E

Angle: [180.0000 (d)]

Deflection angle: [0.0000 (d)]

Distance: 22.270'

Easting: 1756936.8341'

Northing: 426839.1955'



REFERENCE SURVEY VOL. C

PAGE 1683 IN THE TAX MAP OFFICE

"2018"