



ENGINEERS •
SURVEYORS

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(419) 562-7757
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**LEGAL DESCRIPTION FOR COCCA DEVELOPMENT.
1.003 ACRES – TRACT 3
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 14 EAST, LANDS OF THE CITY OF UPPER SANDUSKY, CRANE TOWNSHIP, AND BEING 1.003 ACRES, CONVEYED TO LEGACY HOME TEAM, LLC., OF RECORD IN OFFICIAL RECORD 248, PAGE 1806, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A POINT BEING REFERENCED BY AN IRON PIPE FOUND 0.15 FEET WEST OF A SOUTHWEST CORNER OF LOT 4 OF WILLIAM WOOD'S SUBDIVISION #7 CONVEYED TO PHILLIS A. CHANCE OF RECORD IN OFFICIAL RECORD 227, PAGE 2173, A NORTHWEST CORNER OF A TRACT CONVEYED TO J WALTON FARMS, LLC., OF RECORD IN OFFICIAL RECORD 243, PAGE 1706, AND AN EAST LINE OF A TRACT CONVEYED TO NEW HAVEN INVESTMENTS, LLC., OF RECORD IN OFFICIAL RECORD 191, PAGE 713;

THENCE SOUTH $00^{\circ}17'34''$ EAST, A DISTANCE OF 307.25 FEET WITH THE WEST LINE OF SAID J WALTON FARMS TRACT, AN EAST LINE OF SAID NEW HAVEN INVESTMENTS TRACT, AND AN EAST LINE OF SAID LEGACY HOME TEAM TRACT, PASSING AN IRON PIN FOUND AT 19.45 FEET, TO AN IRON PIN SET AT THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH $00^{\circ}17'34''$ EAST, A DISTANCE OF 245.82 FEET WITH THE WEST LINE OF SAID J WALTON FARMS TRACT AND AN EAST LINE OF SAID LEGACY HOME TEAM TRACT, TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF EAST WYANDOT AVENUE (WIDTH VARIES), A SOUTHEAST CORNER OF SAID LEGACY HOME TEAM TRACT, A SOUTHWEST CORNER OF SAID J WALTON FARMS TRACT;

(TRACT 3)
(1.003A)

REFERENCE SURVEY VOL. c

PAGE 1713 IN THE TAX MAP OFFICE

"2018"

THENCE WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 43025.99 FEET, A DELTA ANGLE OF 00°11'59", AN ARC LENGTH OF 149.96 FEET, A CHORD OF WHICH BEARS SOUTH 72°47'01" WEST, A DISTANCE OF 149.96 FEET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID EAST WYANDOT AVENUE AND A SOUTH LINE OF SAID LEGACY HOME TEAM TRACT, TO AN IRON PIN SET;

THENCE NORTH 17°13'02" WEST, A DISTANCE OF 235.17 FEET OVER AND ACROSS SAID LEGACY HOME TEAM TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

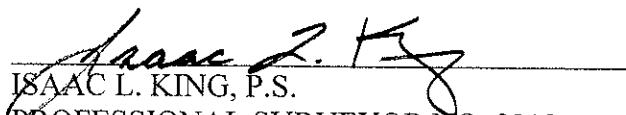
THENCE NORTH 72°46'58" EAST, A DISTANCE OF 221.52 FEET OVER AND ACROSS SAID LEGACY HOME TEAM TRACT, WITH A NEW LINE, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 1.003 ACRES OF LAND, MORE OR LESS.

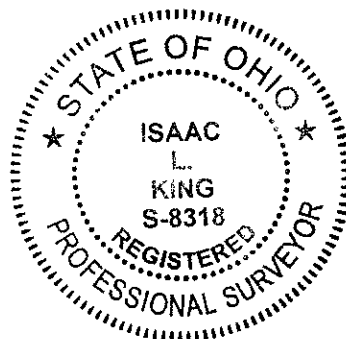
THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY, AND PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED DECEMBER, 2018, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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: OFFICIAL RECORD 248, PAGE 1806.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 12-11-2018



Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 237531.998'
 Error distance: 0.007'
 Error direction: S27° 16' 36"E
 Area: 163901.57 Sq. Ft. 3.763 ACRES
 Square area: 163901.571
 Perimeter: 1770.050'

Point of Beginning

Easting: 1757457.3324'
 Northing: 424845.0233'

Side 1: Line

Direction: N0° 06' 52"W
 Angle: [179.8856 (d)]
 Deflection angle: [-0.1144 (d)]
 Distance: 285.420'
 Easting: 1757456.7623'
 Northing: 425130.4427'

Side 2: Line

Direction: N72° 32' 26"E
 Angle: [-107.3450 (d)]
 Deflection angle: [72.6550 (d)]
 Distance: 598.340'
 Easting: 1758027.5365'
 Northing: 425309.9630'

Side 3: Line

Direction: S0° 17' 34"E
 Angle: [-72.8333 (d)]
 Deflection angle: [107.1667 (d)]
 Distance: 287.800'
 Easting: 1758029.0071'
 Northing: 425022.1668'

Side 4: Line

Direction: S72° 46' 58"W
 Angle: [-106.9244 (d)]
 Deflection angle: [73.0756 (d)]
 Distance: 598.490'
 Easting: 1757457.3358'
 Northing: 424845.0166'



Mapcheck 2: TRACT 2

Closure Summary

Precision, 1 part in: 205806.458'
 Error distance: 0.004'
 Error direction: N5° 54' 02"W
 Area: 49341.65 Sq. Ft. 1.133 ACRES
 Square area: 49341.647
 Perimeter: 900.910'

Point of Beginning

Easting: 1757612.0444'
 Northing: 424892.9656'

Side 1: Line

Direction: N72° 46' 58"E
 Angle: [-107.2172 (d)]
 Deflection angle: [72.7828 (d)]
 Distance: 215.000'
 Easting: 1757817.4101'
 Northing: 424956.6046'

Side 2: Line

Direction: S17° 13' 02"E

REFERENCE SURVEY VOL. C
 PAGE 1713 IN THE TAX MAP OFFICE
 "2018"

2018-153 ALL TRACTS.txt

Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 235.170'
 Easting: 1757887.0193'
 Northing: 424731.9727'
 Side 3: Curve
 Curve direction: Clockwise
 Radius: [42992.009']
 Arc length: 131.520'
 Delta angle: 0.1753 (d)
 Tangent: [65.760']
 Chord direction: S72° 35' 46"W
 Chord angle: [-90.1867 (d)]
 Deflection angle: [89.8133 (d)]
 Chord distance: 131.520'
 Easting: 1757761.5203'
 Northing: 424692.6343'
 Side 4: Line
 Direction: S72° 38' 54"W
 Angle: [179.9646 (d)]
 Deflection angle: [-0.0354 (d)]
 Distance: 58.480'
 Easting: 1757705.7016'
 Northing: 424675.1935'
 Side 5: Line
 Direction: N17° 13' 02"W
 Angle: [-89.8656 (d)]
 Deflection angle: [90.1344 (d)]
 Distance: 51.820'
 Easting: 1757690.3631'
 Northing: 424724.6914'
 Side 6: Line
 Direction: S72° 46' 58"W
 Angle: [90.0000 (d)]
 Deflection angle: [-90.0000 (d)]
 Distance: 25.000'
 Easting: 1757666.4834'
 Northing: 424717.2916'
 Side 7: Line
 Direction: N17° 13' 02"W
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 183.920'
 Easting: 1757612.0439'
 Northing: 424892.9700'
 Mapcheck 3: TRACT 3
 Closure Summary
 Precision, 1 part in: 592752.359'
 Error distance: 0.001'
 Error direction: S14° 21' 51"W
 Area: 43687.39 Sq. Ft. 1.003 ACRES
 Square area: 43687.389
 Perimeter: 852.470'
 Point of Beginning
 Easting: 1757887.0194'
 Northing: 424731.9726'
 Side 1: Line
 Direction: N17° 13' 02"W
 Angle: [162.7828 (d)]
 Deflection angle: [-17.2172 (d)]
 Distance: 235.170'

2018-153 ALL TRACTS.txt

Easting: 1757817.4102'
 Northing: 424956.6045'
 Side 2: Line
 Direction: N72° 46' 58"E
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 221.520'
 Easting: 1758029.0038'
 Northing: 425022.1733'
 Side 3: Line
 Direction: S0° 17' 34"E
 Angle: [-73.0756 (d)]
 Deflection angle: [106.9244 (d)]
 Distance: 245.820'
 Easting: 1758030.2599'
 Northing: 424776.3565'
 Side 4: Curve
 Curve direction: Clockwise
 Radius: [43020.147']
 Arc length: 149.960'
 Delta angle: 0.1997 (d)
 Tangent: [74.980']
 Chord direction: S72° 47' 01"W
 Chord angle: [-106.9236 (d)]
 Deflection angle: [73.0764 (d)]
 Chord distance: 149.960'
 Easting: 1757887.0191'
 Northing: 424731.9712'



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**LEGAL DESCRIPTION FOR COCCA DEVELOPMENT.
3.763 ACRES – TRACT 1
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 14 EAST, LANDS OF THE CITY OF UPPER SANDUSKY, CRANE TOWNSHIP, AND BEING 3.763 ACRES, CONVEYED TO LEGACY HOME TEAM, LLC., OF RECORD IN OFFICIAL RECORD 248, PAGE 1806, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A POINT BEING REFERENCED BY AN IRON PIPE FOUND 0.15 FEET WEST OF A SOUTHWEST CORNER OF LOT 4 OF WILLIAM WOOD'S SUBDIVISION #7 CONVEYED TO PHILLIS A. CHANCE OF RECORD IN OFFICIAL RECORD 227, PAGE 2173, A NORTHWEST CORNER OF A TRACT CONVEYED TO J WALTON FARMS, LLC., OF RECORD IN OFFICIAL RECORD 243, PAGE 1706, AND AN EAST LINE OF A TRACT CONVEYED TO NEW HAVEN INVESTMENTS, LLC., OF RECORD IN OFFICIAL RECORD 191, PAGE 713;

THENCE SOUTH 00°17'34" EAST, A DISTANCE OF 19.45 FEET WITH THE WEST LINE OF SAID J WALTON FARMS TRACT AND AN EAST LINE OF SAID NEW HAVEN INVESTMENTS TRACT, TO AN IRON PIN FOUND AT A NORTHEAST CORNER OF SAID LEGACY HOME TEAM TRACT AND ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°17'34" EAST, A DISTANCE OF 287.80 FEET WITH A WEST LINE OF SAID J WALTON FARMS TRACT AND AN EAST LINE OF SAID LEGACY HOME TEAM TRACT, TO AN IRON PIN SET;

REFERENCE SURVEY VOL. C
PAGE 1713 IN THE TAX MAP OFFICE

"2018"
(TRACT 1) (3.763 A)

THENCE SOUTH 72°46'58" WEST, A DISTANCE OF 598.49 FEET OVER AND ACROSS SAID LEGACY HOME TEAM TRACT, WITH A NEW LINE, AND ALSO WITH THE NORTH LINE OF A TRACT CONVEYED TO FRAMAR PROPERTIES, LLC., OF RECORD IN OFFICIAL RECORD 219, PAGE 1018, PASSING IRON PINS SET AT 221.52 FEET AND 436.52 FEET, TO AN IRON PIN SET ON THE EAST RIGHT-OF-WAY LINE OF RIVERS EDGE LANE (60 FEET IN WIDTH) A SOUTHWEST CORNER OF SAID LEGACY HOME TEAM TRACT, AND A NORTHWEST CORNER OF SAID FRAMAR TRACT;

THENCE NORTH 00°06'52" WEST, A DISTANCE OF 285.42 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID RIVERS EDGE LANE AND A WEST LINE OF SAID LEGACY HOME TEAM TRACT, TO AN IRON PIN FOUND AT A NORTHWEST CORNER OF SAID LEGACY HOME TEAM TRACT AND A SOUTHWEST CORNER OF SAID NEW HAVEN INVESTMENTS TRACT;

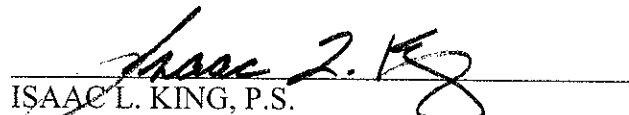
THENCE NORTH 72°32'26" EAST, A DISTANCE OF 598.34 FEET WITH THE NORTH LINE OF SAID LEGACY HOME TEAM TRACT AND A SOUTH LINE OF SAID NEW HAVEN INVESTMENTS TRACT, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 3.763 ACRES OF LAND, MORE OR LESS.

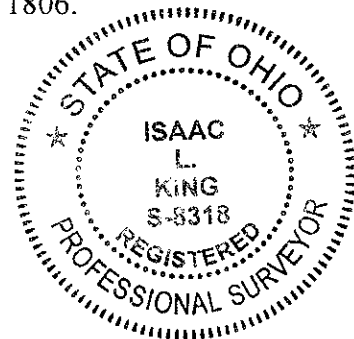
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ALL BEARINGS SHOWN HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83).

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: OFFICIAL RECORD 248, PAGE 1806.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 12-11-2018



2018-153 ALL TRACTS.txt

Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 237531.998'
 Error distance: 0.007'
 Error direction: S27° 16' 36"E
 Area: 163901.57 Sq. Ft. 3.763 ACRES
 Square area: 163901.571
 Perimeter: 1770.050'

Point of Beginning

Easting: 1757457.3324'
 Northing: 424845.0233'

Side 1: Line

Direction: N0° 06' 52"W
 Angle: [179.8856 (d)]
 Deflection angle: [-0.1144 (d)]
 Distance: 285.420'
 Easting: 1757456.7623'
 Northing: 425130.4427'

Side 2: Line

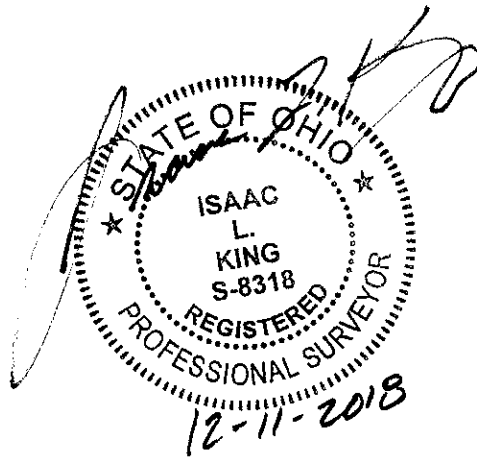
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 Angle: [-107.3450 (d)]
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 Distance: 598.340'
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 Northing: 425309.9630'

Side 3: Line

Direction: S0° 17' 34"E
 Angle: [-72.8333 (d)]
 Deflection angle: [107.1667 (d)]
 Distance: 287.800'
 Easting: 1758029.0071'
 Northing: 425022.1668'

Side 4: Line

Direction: S72° 46' 58"W
 Angle: [-106.9244 (d)]
 Deflection angle: [73.0756 (d)]
 Distance: 598.490'
 Easting: 1757457.3358'
 Northing: 424845.0166'



Mapcheck 2: TRACT 2

Closure Summary

Precision, 1 part in: 205806.458'
 Error distance: 0.004'
 Error direction: N5° 54' 02"W
 Area: 49341.65 Sq. Ft. 1.133 ACRES
 Square area: 49341.647
 Perimeter: 900.910'

Point of Beginning

Easting: 1757612.0444'
 Northing: 424892.9656'

Side 1: Line

Direction: N72° 46' 58"E
 Angle: [-107.2172 (d)]
 Deflection angle: [72.7828 (d)]
 Distance: 215.000'
 Easting: 1757817.4101'
 Northing: 424956.6046'

Side 2: Line

Direction: S17° 13' 02"E

REFERENCE SURVEY VOL. C
 PAGE 1713 IN THE TAX MAP OFFICE

"2018"

2018-153 ALL TRACTS.txt

Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 235.170'
 Easting: 1757887.0193'
 Northing: 424731.9727'
 Side 3: Curve
 Curve direction: Clockwise
 Radius: [42992.009']
 Arc length: 131.520'
 Delta angle: 0.1753 (d)
 Tangent: [65.760']
 Chord direction: S72° 35' 46"W
 Chord angle: [-90.1867 (d)]
 Deflection angle: [89.8133 (d)]
 Chord distance: 131.520'
 Easting: 1757761.5203'
 Northing: 424692.6343'
 Side 4: Line
 Direction: S72° 38' 54"W
 Angle: [179.9646 (d)]
 Deflection angle: [-0.0354 (d)]
 Distance: 58.480'
 Easting: 1757705.7016'
 Northing: 424675.1935'
 Side 5: Line
 Direction: N17° 13' 02"W
 Angle: [-89.8656 (d)]
 Deflection angle: [90.1344 (d)]
 Distance: 51.820'
 Easting: 1757690.3631'
 Northing: 424724.6914'
 Side 6: Line
 Direction: S72° 46' 58"W
 Angle: [90.0000 (d)]
 Deflection angle: [-90.0000 (d)]
 Distance: 25.000'
 Easting: 1757666.4834'
 Northing: 424717.2916'
 Side 7: Line
 Direction: N17° 13' 02"W
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 183.920'
 Easting: 1757612.0439'
 Northing: 424892.9700'

Mapcheck 3: TRACT 3

Closure Summary
 Precision, 1 part in: 592752.359'
 Error distance: 0.001'
 Error direction: S14° 21' 51"W
 Area: 43687.39 Sq. Ft. 1.003 ACRES
 Square area: 43687.389
 Perimeter: 852.470'
 Point of Beginning
 Easting: 1757887.0194'
 Northing: 424731.9726'
 Side 1: Line
 Direction: N17° 13' 02"W
 Angle: [162.7828 (d)]
 Deflection angle: [-17.2172 (d)]
 Distance: 235.170'

2018-153 ALL TRACTS.txt

Easting: 1757817.4102'
 Northing: 424956.6045'

Side 2: Line
 Direction: N72° 46' 58"E
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 221.520'
 Easting: 1758029.0038'
 Northing: 425022.1733'

Side 3: Line
 Direction: S0° 17' 34"E
 Angle: [-73.0756 (d)]
 Deflection angle: [106.9244 (d)]
 Distance: 245.820'
 Easting: 1758030.2599'
 Northing: 424776.3565'

Side 4: Curve
 Curve direction: Clockwise
 Radius: [43020.147']
 Arc length: 149.960'
 Delta angle: 0.1997 (d)
 Tangent: [74.980']
 Chord direction: S72° 47' 01"W
 Chord angle: [-106.9236 (d)]
 Deflection angle: [73.0764 (d)]
 Chord distance: 149.960'
 Easting: 1757887.0191'
 Northing: 424731.9712'



ENGINEERS •
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**LEGAL DESCRIPTION FOR COCCA DEVELOPMENT.
1.133 ACRES – TRACT 2
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 14 EAST, LANDS OF THE CITY OF UPPER SANDUSKY, CRANE TOWNSHIP, AND BEING 1.133 ACRES, CONVEYED TO LEGACY HOME TEAM, LLC., OF RECORD IN OFFICIAL RECORD 248, PAGE 1806, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A POINT BEING REFERENCED BY AN IRON PIPE FOUND 0.15 FEET WEST OF A SOUTHWEST CORNER OF LOT 4 OF WILLIAM WOOD'S SUBDIVISION #7 CONVEYED TO PHILLIS A. CHANCE OF RECORD IN OFFICIAL RECORD 227, PAGE 2173, A NORTHWEST CORNER OF A TRACT CONVEYED TO J WALTON FARMS, LLC., OF RECORD IN OFFICIAL RECORD 243, PAGE 1706, AND AN EAST LINE OF A TRACT CONVEYED TO NEW HAVEN INVESTMENTS, LLC., OF RECORD IN OFFICIAL RECORD 191, PAGE 713;

THENCE SOUTH $00^{\circ}17'34''$ EAST, A DISTANCE OF 307.25 FEET WITH THE WEST LINE OF SAID J WALTON FARMS TRACT, AN EAST LINE OF SAID NEW HAVEN INVESTMENTS TRACT, AND AN EAST LINE OF SAID LEGACY HOME TEAM TRACT, PASSING AN IRON PIN FOUND AT 19.45 FEET, TO AN IRON PIN SET;

THENCE SOUTH $72^{\circ}46'58''$ WEST, A DISTANCE OF 221.52 FEET OVER AND ACROSS SAID LEGACY HOME TEAM TRACT, WITH A NEW LINE, TO AN IRON PIN SET AT THE POINT OF BEGINNING;

THENCE SOUTH $17^{\circ}13'02''$ EAST, A DISTANCE OF 235.17 FEET OVER AND ACROSS SAID LEGACY HOME TEAM TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF EAST WYANDOT AVENUE (WIDTH VARIES) AND A SOUTH LINE OF SAID LEGACY HOME TEAM TRACT;

THENCE WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 43025.99 FEET, A DELTA ANGLE OF $00^{\circ}10'31''$, AN ARC LENGTH OF 131.52 FEET, A CHORD OF WHICH BEARS SOUTH $72^{\circ}35'46''$ WEST, A DISTANCE OF 131.52 FEET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID EAST WYANDOT AVENUE AND A SOUTH LINE OF SAID LEGACY HOME TEAM TRACT, TO AN IRON PIN FOUND;

REFERENCE SURVEY VOL. c

(TRACT 2)
(1.133A)

PAGE 1713 IN THE TAX MAP OFFICE

"2018"

THENCE SOUTH 72°38'54" WEST, A DISTANCE OF 58.48 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID EAST WYANDOT AVENUE AND A SOUTH LINE OF SAID LEGACY HOME TEAM TRACT, TO AN IRON PIN SET AT A SOUTHWEST CORNER OF SAID LEGACY HOME TEAM TRACT AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO FRAMAR PROPERTIES, LLC., OF RECORD IN OFFICIAL RECORD 219, PAGE 1018;

THENCE NORTH 17°13'02" WEST, A DISTANCE OF 51.82 FEET WITH A WEST LINE OF SAID LEGACY HOME TEAM TRACT AND AN EAST LINE OF SAID FRAMAR PROPERTIES TRACT, TO AN IRON PIN SET;

THENCE SOUTH 72°46'58" WEST, A DISTANCE OF 25.00 FEET WITH A SOUTH LINE OF SAID LEGACY HOME TEAM TRACT AND A NORTH LINE OF SAID FRAMAR PROPERTIES TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH 17°13'02" WEST, A DISTANCE OF 1.00 FEET;

THENCE NORTH 17°13'02" WEST, A DISTANCE OF 183.92 FEET WITH A WEST LINE OF SAID LEGACY HOME TEAM TRACT AND AN EAST LINE OF SAID FRAMAR PROPERTIES TRACT, PASSING AN IRON PIN SET AT 1.00 FEET, TO AN IRON PIN SET;

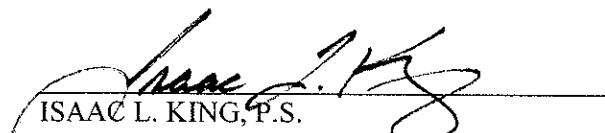
THENCE NORTH 72°46'58" EAST, A DISTANCE OF 215.00 FEET OVER AND ACROSS SAID LEGACY HOME TEAM TRACT, WITH A NEW LINE, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 1.133 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY, AND PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED DECEMBER, 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: OFFICIAL RECORD 248, PAGE 1806.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 12-11-2018



2018-153 ALL TRACTS.txt

Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 237531.998'
 Error distance: 0.007'
 Error direction: S27° 16' 36"E
 Area: 163901.57 Sq. Ft. 3.763 ACRES
 Square area: 163901.571
 Perimeter: 1770.050'

Point of Beginning

Easting: 1757457.3324'
 Northing: 424845.0233'

Side 1: Line

Direction: N0° 06' 52"W
 Angle: [179.8856 (d)]
 Deflection angle: [-0.1144 (d)]
 Distance: 285.420'
 Easting: 1757456.7623'
 Northing: 425130.4427'

Side 2: Line

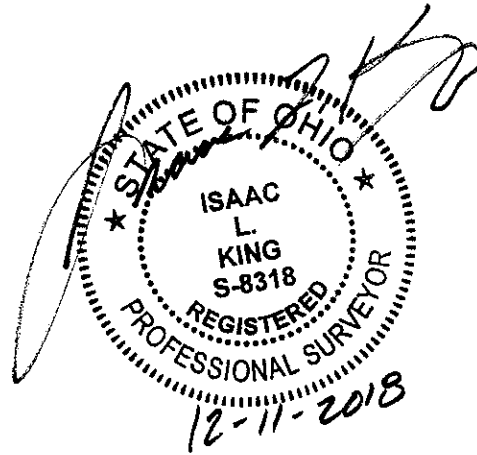
Direction: N72° 32' 26"E
 Angle: [-107.3450 (d)]
 Deflection angle: [72.6550 (d)]
 Distance: 598.340'
 Easting: 1758027.5365'
 Northing: 425309.9630'

Side 3: Line

Direction: S0° 17' 34"E
 Angle: [-72.8333 (d)]
 Deflection angle: [107.1667 (d)]
 Distance: 287.800'
 Easting: 1758029.0071'
 Northing: 425022.1668'

Side 4: Line

Direction: S72° 46' 58"W
 Angle: [-106.9244 (d)]
 Deflection angle: [73.0756 (d)]
 Distance: 598.490'
 Easting: 1757457.3358'
 Northing: 424845.0166'



Mapcheck 2: TRACT 2

Closure Summary

Precision, 1 part in: 205806.458'
 Error distance: 0.004'
 Error direction: N5° 54' 02"W
 Area: 49341.65 Sq. Ft. 1.133 ACRES
 Square area: 49341.647
 Perimeter: 900.910'

Point of Beginning

Easting: 1757612.0444'
 Northing: 424892.9656'

Side 1: Line

Direction: N72° 46' 58"E
 Angle: [-107.2172 (d)]
 Deflection angle: [72.7828 (d)]
 Distance: 215.000'
 Easting: 1757817.4101'
 Northing: 424956.6046'

Side 2: Line

Direction: S17° 13' 02"E

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"2018"

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Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 235.170'
 Easting: 1757887.0193'
 Northing: 424731.9727'
 Side 3: Curve
 Curve direction: Clockwise
 Radius: [42992.009']
 Arc length: 131.520'
 Delta angle: 0.1753 (d)
 Tangent: [65.760']
 Chord direction: S72° 35' 46"W
 Chord angle: [-90.1867 (d)]
 Deflection angle: [89.8133 (d)]
 Chord distance: 131.520'
 Easting: 1757761.5203'
 Northing: 424692.6343'
 Side 4: Line
 Direction: S72° 38' 54"W
 Angle: [179.9646 (d)]
 Deflection angle: [-0.0354 (d)]
 Distance: 58.480'
 Easting: 1757705.7016'
 Northing: 424675.1935'
 Side 5: Line
 Direction: N17° 13' 02"W
 Angle: [-89.8656 (d)]
 Deflection angle: [90.1344 (d)]
 Distance: 51.820'
 Easting: 1757690.3631'
 Northing: 424724.6914'
 Side 6: Line
 Direction: S72° 46' 58"W
 Angle: [90.0000 (d)]
 Deflection angle: [-90.0000 (d)]
 Distance: 25.000'
 Easting: 1757666.4834'
 Northing: 424717.2916'
 Side 7: Line
 Direction: N17° 13' 02"W
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 183.920'
 Easting: 1757612.0439'
 Northing: 424892.9700'

Mapcheck 3: TRACT 3

Closure Summary
 Precision, 1 part in: 592752.359'
 Error distance: 0.001'
 Error direction: S14° 21' 51"W
 Area: 43687.39 Sq. Ft. 1.003 ACRES
 Square area: 43687.389
 Perimeter: 852.470'
 Point of Beginning
 Easting: 1757887.0194'
 Northing: 424731.9726'
 Side 1: Line
 Direction: N17° 13' 02"W
 Angle: [162.7828 (d)]
 Deflection angle: [-17.2172 (d)]
 Distance: 235.170'

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Easting: 1757817.4102'
 Northing: 424956.6045'

Side 2: Line
 Direction: N72° 46' 58"E
 Angle: [-90.0000 (d)]
 Deflection angle: [90.0000 (d)]
 Distance: 221.520'
 Easting: 1758029.0038'
 Northing: 425022.1733'

Side 3: Line
 Direction: S0° 17' 34"E
 Angle: [-73.0756 (d)]
 Deflection angle: [106.9244 (d)]
 Distance: 245.820'
 Easting: 1758030.2599'
 Northing: 424776.3565'

Side 4: Curve
 Curve direction: Clockwise
 Radius: [43020.147']
 Arc length: 149.960'
 Delta angle: 0.1997 (d)
 Tangent: [74.980']
 Chord direction: S72° 47' 01"W
 Chord angle: [-106.9236 (d)]
 Deflection angle: [73.0764 (d)]
 Chord distance: 149.960'
 Easting: 1757887.0191'
 Northing: 424731.9712'