



ENGINEERS •  
SURVEYORS

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**LEGAL DESCRIPTION FOR DAN NEWELL  
0.080 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 LOT 6 OF HIGHLAND ACRES SUBDIVISION NUMBER 8, AS SHOWN AND DELINEATED IN PLAT CABINET A, SLIDE 596, AND BEING 0.080 ACRES TOTAL, CONVEYED TO UPPER UNITED DEVELOPMENT CORP., 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 AT AN IRON PIN FOUND BEING ON THE EAST RIGHT-OF-WAY LINE OF GREENBRIER ROAD (50 FEET IN WIDTH), A SOUTHWEST CORNER OF SAID LOT 6 OF SAID HIGHLAND ACRES NUMBER 8, AND THE NORTHWEST CORNER OF LOT 21 OF HIGHLAND ACRES NUMBER 7 AS SHOWN AND DELINEATED IN PLAT CABINET A, SLIDE 590, LOTS 6 AND 21 CONVEYED TO UPPER UNITED DEVELOPMENT CORP., OF RECORD IN DEED BOOK 146, PAGE 146;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF  $29^{\circ}43'43''$ , AN ARC LENGTH OF 23.35 FEET, A CHORD OF WHICH BEARS NORTH  $05^{\circ}38'58''$  EAST, A DISTANCE OF 23.09 FEET, WITH THE EAST RIGHT-OF-WAY LINE OF SAID GREENBRIER ROAD, A WEST LINE OF SAID LOT 6, AND A WEST LINE OF SAID UPPER UNITED DEVELOPMENT TRACT, TO AN IRON PIN FOUND;

THENCE NORTH  $89^{\circ}38'44''$  EAST, A DISTANCE OF 149.53 FEET OVER AND ACROSS SAID LOT 6 AND SAID UPPER UNITED DEVELOPMENT TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH  $00^{\circ}21'16''$  EAST, A DISTANCE OF 22.96 FEET OVER AND ACROSS SAID LOT 6 AND SAID UPPER UNITED DEVELOPMENT TRACT, WITH A NEW LINE, TO AN IRON PIN FOUND ON THE SOUTH LINE OF SAID LOT 6, A NORTHEAST CORNER OF SAID LOT 21, AND A NORTHWEST CORNER OF FREE AREA NUMBER 7 AS SHOWN AND DELINEATED IN HIGHLAND ACRES #9 AND FREE AREAS, PLAT CAB A, SLIDE 608;

THENCE SOUTH 89°38'44" WEST, A DISTANCE OF 151.94 FEET WITH A SOUTH LINE OF SAID LOT 6, AND A NORTH LINE OF SAID LOT 21, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 0.080 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 APRIL, 2019, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED ON ASSUMED AZIMUTH AND ARE TO DENOTE ANGLES ONLY.

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 146, PAGE 146.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 4-18-2019



Mapcheck 13: LOT 21 HA 8

## Closure Summary

Precision, 1 part in: 56850.402'  
 Error distance: 0.006'  
 Error direction: N56° 28' 45"E  
 Area: 3484.19 Sq. Ft. 0.080 ACRES  
 Square area: 3484.192  
 Perimeter: 347.780'  
 Point of Beginning  
 Easting: 12469.3399'  
 Northing: 9561.5799'  
 Side 1: Curve  
 Curve direction: Clockwise  
 Radius: [45.004']  
 Arc length: 23.350'  
 Delta angle: 29.7286 (d)  
 Tangent: [11.945']  
 Chord direction: N5° 38' 58"E  
 Chord angle: [-174.3506 (d)]  
 Deflection angle: [5.6494 (d)]  
 Chord distance: 23.090'  
 Easting: 12471.6129'  
 Northing: 9584.5577'  
 Side 2: Line  
 Direction: N89° 38' 44"E  
 Angle: [-110.8682 (d)]  
 Deflection angle: [69.1318 (d)]  
 Distance: 149.530'  
 Easting: 12621.1400'  
 Northing: 9585.4827'  
 Side 3: Line  
 Direction: S0° 21' 16"E  
 Angle: [-90.0000 (d)]  
 Deflection angle: [90.0000 (d)]  
 Distance: 22.960'  
 Easting: 12621.2821'  
 Northing: 9562.5232'  
 Side 4: Line  
 Direction: S89° 38' 44"W  
 Angle: [-90.0000 (d)]  
 Deflection angle: [90.0000 (d)]  
 Distance: 151.940'  
 Easting: 12469.3450'  
 Northing: 9561.5833'



REFERENCE SURVEY VOL. C  
 PAGE 1722 IN THE TAX MAP OFFICE

"2019"