



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR THE CITY OF UPPER SANDUSKY
0.676 ACRES – TRACT 1
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF THE WYANDOT INDIAN CEMETERY AS SHOWN AND DELINEATED IN THE ORIGINAL SUBDIVISION OF THE CITY OF UPPER SANDUSKY, IN PLAT CABINET A, SLIDE 21 + 22, A 0.676 ACRE TRACT CONVEYED TO THE METHODIST CHURCH OF RECORD IN DEED BOOK 42, PAGE 33, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID WYANDOT INDIAN CEMETERY, THE EAST RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET (82.5 FEET IN WIDTH), AND THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY (16.5 FEET IN WIDTH);

THENCE SOUTH $89^{\circ}23'06''$ EAST, A DISTANCE OF 87.59 FEET WITH THE NORTH LINE OF SAID WYANDOT INDIAN CEMETERY AND THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, TO AN IRON PIN SET;

THENCE SOUTH $57^{\circ}20'49''$ WEST, A DISTANCE OF 14.91 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH $22^{\circ}01'21''$ WEST, A DISTANCE OF 16.38 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH $01^{\circ}34'02''$ WEST, A DISTANCE OF 16.72 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH $32^{\circ}45'56''$ EAST, A DISTANCE OF 16.46 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH $68^{\circ}08'45''$ EAST, A DISTANCE OF 15.84 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH $33^{\circ}01'26''$ EAST, A DISTANCE OF 36.30 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

(TRACT 1)
(0.676 A)

REFERENCE SURVEY VOL. C
PAGE 17d6 IN THE TAX MAP OFFICE
"2019"

THENCE SOUTH $00^{\circ}58'55''$ EAST, A DISTANCE OF 54.51 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH $13^{\circ}36'01''$ EAST, A DISTANCE OF 113.17 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE SOUTH $36^{\circ}59'02''$ EAST, A DISTANCE OF 14.60 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET ON THE SOUTH LINE OF SAID WYANDOT INDIAN CEMETERY, AND THE NORTH LINE OF JOHNSON STREET (82.5 FEET IN WIDTH);

THENCE NORTH $89^{\circ}23'28''$ WEST, A DISTANCE OF 150.90 FEET WITH THE SOUTH LINE OF SAID WYANDOT INDIAN CEMETERY AND THE NORTH LINE OF SAID JOHNSON STREET, TO A POINT BEING REFERENCED BY AN IRON PIPE FOUND NORTH $34^{\circ}29'29''$ WEST, A DISTANCE OF 0.54 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID WYANDOT INDIAN CEMETERY, THE NORTH RIGHT-OF-WAY LINE OF SAID JOHNSON STREET, AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH FOURTH STREET;

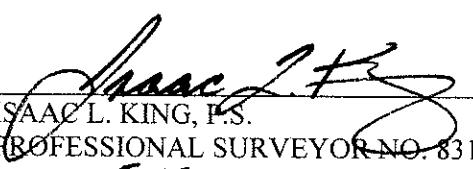
THENCE NORTH $00^{\circ}35'23''$ EAST, A DISTANCE OF 265.63 FEET WITH THE WEST LINE OF SAID WYANDOT INDIAN CEMETERY AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH FOURTH STREET, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.676 ACRES OF LAND, MORE OR LESS;

THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED MAY, 2019, 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 42, PAGE 33.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 5-17-2019



Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 201863.252'
 Error distance: 0.004'
 Error direction: N61° 45' 02"W
 Area: 29457.09 Sq. Ft. 0.676 AC.
 Square area: 29457.095
 Perimeter: 803.010'
Point of Beginning
 Easting: 1753175.2462'
 Northing: 423682.2369'
Side 1: Line
 Direction: S89° 23' 06"E
 Angle: [-89.3850 (d)]
 Deflection angle: [90.6150 (d)]
 Distance: 87.590'
 Easting: 1753262.8312'
 Northing: 423681.2968'
Side 2: Line
 Direction: S57° 20' 49"W
 Angle: [-33.2681 (d)]
 Deflection angle: [146.7319 (d)]
 Distance: 14.910'
 Easting: 1753250.2776'
 Northing: 423673.2521'
Side 3: Line
 Direction: S22° 01' 21"W
 Angle: [144.6756 (d)]
 Deflection angle: [-35.3244 (d)]
 Distance: 16.380'
 Easting: 1753244.1356'
 Northing: 423658.0672'
Side 4: Line
 Direction: S1° 34' 02"W
 Angle: [159.5447 (d)]
 Deflection angle: [-20.4553 (d)]
 Distance: 16.720'
 Easting: 1753243.6783'
 Northing: 423641.3535'
Side 5: Line
 Direction: S32° 45' 56"E
 Angle: [145.6672 (d)]
 Deflection angle: [-34.3328 (d)]
 Distance: 16.460'
 Easting: 1753252.5865'
 Northing: 423627.5124'
Side 6: Line
 Direction: S68° 08' 45"E
 Angle: [144.6197 (d)]
 Deflection angle: [-35.3803 (d)]
 Distance: 15.840'
 Easting: 1753267.2882'
 Northing: 423621.6160'
Side 7: Line
 Direction: S33° 01' 26"E
 Angle: [-144.8781 (d)]
 Deflection angle: [35.1219 (d)]
 Distance: 36.300'
 Easting: 1753287.0713'
 Northing: 423591.1805'
Side 8: Line
 Direction: S0° 58' 55"E
 Angle: [-147.9581 (d)]



REFERENCE SURVEY VOL. C
PAGE 1726 IN THE TAX MAP OFFICE

"2019"

2019-064.txt

Deflection angle: [32.0419 (d)]
 Distance: 54.510'
 Easting: 1753288.0054'
 Northing: 423536.6785'
 Side 9: Line
 Direction: S13° 36' 01"E
 Angle: [167.3817 (d)]
 Deflection angle: [-12.6183 (d)]
 Distance: 113.170'
 Easting: 1753314.6170'
 Northing: 423426.6818'
 Side 10: Line
 Direction: S36° 59' 02"E
 Angle: [156.6164 (d)]
 Deflection angle: [-23.3836 (d)]
 Distance: 14.600'
 Easting: 1753323.4002'
 Northing: 423415.0193'
 Side 11: Line
 Direction: N89° 23' 28"W
 Angle: [-52.4072 (d)]
 Deflection angle: [127.5928 (d)]
 Distance: 150.900'
 Easting: 1753172.5087'
 Northing: 423416.6229'
 Side 12: Line
 Direction: N0° 35' 23"E
 Angle: [-90.0192 (d)]
 Deflection angle: [89.9808 (d)]
 Distance: 265.630'
 Easting: 1753175.2427'
 Northing: 423682.2388'

Mapcheck 2: TRACT 2

Closure Summary
 Precision, 1 part in: 65089.233'
 Error distance: 0.010'
 Error direction: S19° 49' 51"E
 Area: 14370.83 Sq. Ft. 0.330 AC.
 Square area: 14370.827
 Perimeter: 656.020'
 Point of Beginning
 Easting: 1753262.8316'
 Northing: 423681.2966'
 Side 1: Line
 Direction: S89° 23' 06"E
 Angle: [-89.3850 (d)]
 Deflection angle: [90.6150 (d)]
 Distance: 77.410'
 Easting: 1753340.2372'
 Northing: 423680.4657'
 Side 2: Line
 Direction: S0° 35' 23"W
 Angle: [-90.0253 (d)]
 Deflection angle: [89.9747 (d)]
 Distance: 265.620'
 Easting: 1753337.5033'
 Northing: 423414.8598'
 Side 3: Line
 Direction: N89° 23' 28"W
 Angle: [-89.9808 (d)]

Deflection angle: [90.0192 (d)]
 Distance: 14.100'
 Easting: 1753323.4041'
 Northing: 423415.0096'
 Side 4: Line
 Direction: N36° 59' 02"W
 Angle: [-127.5928 (d)]
 Deflection angle: [52.4072 (d)]
 Distance: 14.600'
 Easting: 1753314.6209'
 Northing: 423426.6722'
 Side 5: Line
 Direction: N13° 36' 01"W
 Angle: [-156.6164 (d)]
 Deflection angle: [23.3836 (d)]
 Distance: 113.170'
 Easting: 1753288.0093'
 Northing: 423536.6689'
 Side 6: Line
 Direction: NO° 58' 55"W
 Angle: [-167.3817 (d)]
 Deflection angle: [12.6183 (d)]
 Distance: 54.510'
 Easting: 1753287.0752'
 Northing: 423591.1709'
 Side 7: Line
 Direction: N33° 01' 26"W
 Angle: [147.9581 (d)]
 Deflection angle: [-32.0419 (d)]
 Distance: 36.300'
 Easting: 1753267.2921'
 Northing: 423621.6064'
 Side 8: Line
 Direction: N68° 08' 45"W
 Angle: [144.8781 (d)]
 Deflection angle: [-35.1219 (d)]
 Distance: 15.840'
 Easting: 1753252.5904'
 Northing: 423627.5027'
 Side 9: Line
 Direction: N32° 45' 56"W
 Angle: [-144.6197 (d)]
 Deflection angle: [35.3803 (d)]
 Distance: 16.460'
 Easting: 1753243.6822'
 Northing: 423641.3438'
 Side 10: Line
 Direction: N1° 34' 02"E
 Angle: [-145.6672 (d)]
 Deflection angle: [34.3328 (d)]
 Distance: 16.720'
 Easting: 1753244.1395'
 Northing: 423658.0576'
 Side 11: Line
 Direction: N22° 01' 21"E
 Angle: [-159.5447 (d)]
 Deflection angle: [20.4553 (d)]
 Distance: 16.380'
 Easting: 1753250.2815'
 Northing: 423673.2424'
 Side 12: Line
 Direction: N57° 20' 49"E
 Angle: [-144.6756 (d)]

2019-064.txt
Deflection angle: [35.3244 (d)]
Distance: 14.910'
Easting: 1753262.8351'
Northing: 423681.2871'



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**LEGAL DESCRIPTION FOR THE CITY OF UPPER SANDUSKY
0.330 ACRES – TRACT 2
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF THE WYANDOT INDIAN CEMETERY AS SHOWN AND DELINEATED IN THE ORIGINAL SUBDIVISION OF THE CITY OF UPPER SANDUSKY, IN PLAT CABINET A, SLIDE 21 + 22, A 0.330 ACRE TRACT CONVEYED TO THE METHODIST CHURCH OF RECORD IN DEED BOOK 42, PAGE 33, 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 SET AT THE NORTHWEST CORNER OF SAID WYANDOT INDIAN CEMETERY, THE EAST RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET (82.5 FEET IN WIDTH), AND THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY (16.5 FEET IN WIDTH);

THENCE SOUTH 89°23'06" EAST, A DISTANCE OF 87.59 FEET WITH THE NORTH LINE OF SAID WYANDOT INDIAN CEMETERY AND THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, TO AN IRON PIN SET AT THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°23'06" EAST, A DISTANCE OF 77.41 FEET WITH THE NORTH LINE OF SAID WYANDOT INDIAN CEMETERY AND THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID WYANDOT INDIAN CEMETERY, THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, AND THE WEST RIGHT-OF-WAY LINE OF SPRING STREET (33 FEET IN WIDTH);

THENCE SOUTH 00°35'23" WEST, A DISTANCE OF 265.62 FEET WITH THE EAST LINE OF SAID WYANDOT INDIAN CEMETERY AND THE WEST RIGHT-OF-WAY LINE OF SAID SPRING STREET, TO AN IRON PIN SET AT A SOUTHEAST CORNER OF SAID WYANDOT INDIAN CEMETERY, THE WEST RIGHT-OF-WAY LINE OF SAID SPRING STREET, AND THE NORTH RIGHT-OF-WAY LINE OF JOHNSON STREET (82.5 FEET IN WIDTH);

THENCE NORTH 89°23'28" WEST, A DISTANCE OF 14.10 FEET WITH THE SOUTH LINE OF SAID WYANDOT INDIAN CEMETERY AND THE NORTH LINE OF SAID JOHNSON STREET, TO AN IRON PIN SET;

THENCE NORTH 36°59'02" WEST, A DISTANCE OF 14.60 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

(TRACT 2)
(0.330 A)

REFERENCE SURVEY VOL. C
PAGE 1726 IN THE TAX MAP OFFICE

"2019"

THENCE NORTH 13°36'01" WEST, A DISTANCE OF 113.17 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 00°58'55" WEST, A DISTANCE OF 54.51 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 33°01'26" WEST, A DISTANCE OF 36.30 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 68°08'45" WEST, A DISTANCE OF 15.84 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 32°45'56" WEST, A DISTANCE OF 16.46 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 01°34'02" EAST, A DISTANCE OF 16.72 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 22°01'21" EAST, A DISTANCE OF 16.38 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 57°20'49" EAST, A DISTANCE OF 14.91 FEET OVER AND ACROSS SAID WYANDOT INDIAN CEMETERY, WITH A NEW LINE, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.330 ACRES OF LAND, MORE OR LESS;

THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED MAY, 2019, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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PRIOR DEED REFERENCE: DEED BOOK 42, PAGE 33.

Isaac L. King
ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 5-17-2019



Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 201863.252'
 Error distance: 0.004'
 Error direction: N61° 45' 02"W
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 Perimeter: 803.010'
Point of Beginning
 Easting: 1753175.2462'
 Northing: 423682.2369'
Side 1: Line
 Direction: S89° 23' 06"E
 Angle: [-89.3850 (d)]
 Deflection angle: [90.6150 (d)]
 Distance: 87.590'
 Easting: 1753262.8312'
 Northing: 423681.2968'
Side 2: Line
 Direction: S57° 20' 49"W
 Angle: [-33.2681 (d)]
 Deflection angle: [146.7319 (d)]
 Distance: 14.910'
 Easting: 1753250.2776'
 Northing: 423673.2521'
Side 3: Line
 Direction: S22° 01' 21"W
 Angle: [144.6756 (d)]
 Deflection angle: [-35.3244 (d)]
 Distance: 16.380'
 Easting: 1753244.1356'
 Northing: 423658.0672'
Side 4: Line
 Direction: S1° 34' 02"W
 Angle: [159.5447 (d)]
 Deflection angle: [-20.4553 (d)]
 Distance: 16.720'
 Easting: 1753243.6783'
 Northing: 423641.3535'
Side 5: Line
 Direction: S32° 45' 56"E
 Angle: [145.6672 (d)]
 Deflection angle: [-34.3328 (d)]
 Distance: 16.460'
 Easting: 1753252.5865'
 Northing: 423627.5124'
Side 6: Line
 Direction: S68° 08' 45"E
 Angle: [144.6197 (d)]
 Deflection angle: [-35.3803 (d)]
 Distance: 15.840'
 Easting: 1753267.2882'
 Northing: 423621.6160'
Side 7: Line
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 Angle: [-144.8781 (d)]
 Deflection angle: [35.1219 (d)]
 Distance: 36.300'
 Easting: 1753287.0713'
 Northing: 423591.1805'
Side 8: Line
 Direction: S0° 58' 55"E
 Angle: [-147.9581 (d)]



REFERENCE SURVEY VOL. C
PAGE 17d6 IN THE TAX MAP OFFICE

"2019"

2019-064.txt

Deflection angle: [32.0419 (d)]
 Distance: 54.510'
 Easting: 1753288.0054'
 Northing: 423536.6785'
 Side 9: Line
 Direction: S13° 36' 01"E
 Angle: [167.3817 (d)]
 Deflection angle: [-12.6183 (d)]
 Distance: 113.170'
 Easting: 1753314.6170'
 Northing: 423426.6818'
 Side 10: Line
 Direction: S36° 59' 02"E
 Angle: [156.6164 (d)]
 Deflection angle: [-23.3836 (d)]
 Distance: 14.600'
 Easting: 1753323.4002'
 Northing: 423415.0193'
 Side 11: Line
 Direction: N89° 23' 28"W
 Angle: [-52.4072 (d)]
 Deflection angle: [127.5928 (d)]
 Distance: 150.900'
 Easting: 1753172.5087'
 Northing: 423416.6229'
 Side 12: Line
 Direction: N0° 35' 23"E
 Angle: [-90.0192 (d)]
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Mapcheck 2: TRACT 2

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 Direction: N89° 23' 28"W
 Angle: [-89.9808 (d)]

Deflection angle: 2019-064.txt
 Distance: [90.0192 (d)]
 Easting: 14.100'
 Northing: 1753323.4041'
 Side 4: Line
 Direction: 423415.0096'
 Angle: N36° 59' 02"W
 Deflection angle: [-127.5928 (d)]
 Distance: [52.4072 (d)]
 Easting: 14.600'
 Northing: 1753314.6209'
 Side 5: Line
 Direction: 423426.6722'
 Angle: N13° 36' 01"W
 Deflection angle: [-156.6164 (d)]
 Distance: [23.3836 (d)]
 Easting: 113.170'
 Northing: 1753288.0093'
 Side 6: Line
 Direction: 423536.6689'
 Angle: N0° 58' 55"W
 Deflection angle: [-167.3817 (d)]
 Distance: [12.6183 (d)]
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Deflection angle: 2019-064.txt
Distance: [35.3244 (d)]
Easting: 14.910'
Northing: 1753262.8351'
423681.2871'