



ENGINEERS •  
SURVEYORS

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**LEGAL DESCRIPTION FOR DESIGN BUILD  
0.187 ACRES – TRACT 1  
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, AND ALSO BEING PART OF LOT NUMBER 3 OF THE RIVER'S EDGE SUBDIVISION PHASE 2, A 0.187 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO STEVEN H. & HEATHER R. JACKSON OF RECORD IN OFFICIAL RECORD 261, PAGE 1910, 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 NORTHEAST CORNER OF LOT 3 OF RIVERS EDGE SUBDIVISION #2 AS SHOWN AND DELINEATED IN PLAT CABINET A, SLIDE 744 - 745, LOT 3 CONVEYED TO STEVEN H. AND HEATHER R. JACKSON OF RECORD IN OFFICIAL RECORD 261, PAGE 1910, AND THE NORTHWEST CORNER OF LOT #2 OF RIVERS EDGE SUBDIVISION #2 CONVEYED TO MICHAEL D. AND ERIN M. SMITH OF RECORD IN OFFICIAL RECORD 247, PAGE 270;

THENCE SOUTH  $06^{\circ}14'56''$  WEST, A DISTANCE OF 120.00 FEET WITH THE EAST LINE OF LOT 3 OF SAID RIVERS EDGE SUBDIVISION #2 AND AN EAST LINE OF SAID JACKSON TRACT, TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3, AND THE NORTH LINE OF LOT 15 OF RIVERS EDGE SUBDIVISION AS SHOWN AND DELINEATED IN PLAT CABINET A, SLIDE 593 – 595, CONVEYED TO JOYCE M. RICHARDS, L.E. OF RECORD IN OFFICIAL RECORD 254, PAGE 2239 AND OFFICIAL RECORD 254, PAGE 2341;

THENCE NORTH  $83^{\circ}45'04''$  WEST, A DISTANCE OF 68.52 FEET WITH THE SOUTH LINE OF SAID LOT 3 OF RIVERS EDGE SUBDIVISION #2, A SOUTH LINE OF SAID JACKSON TRACT, AND THE NORTH LINE OF LOT 15 OF SAID RIVERS EDGE SUBDIVISION AND, TO AN IRON PIN FOUND;

THENCE NORTH  $06^{\circ}50'42''$  EAST, A DISTANCE OF 120.01 FEET OVER AND ACROSS SAID LOT 3 OF RIVERS EDGE SUBDIVISION #2 AND SAID JACKSON TRACT, WITH A

TRACT 1  
(0.187A)

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"2020"

NEW LINE, TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE RIDGE LANE;

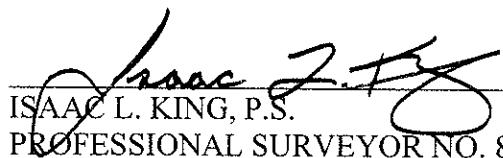
THENCE SOUTH  $83^{\circ}45'04''$  EAST, A DISTANCE OF 67.27 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE RIDGE LANE, AND A NORTH LINE OF SAID LOT 3 OF RIVERS EDGE SUBDIVISION #2, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 0.187 ACRES OF LAND, MORE OR LESS.

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 JUNE, 2020 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 261, PAGE 1910.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 6-19-2020



Mapcheck 15: TRACT 1 LOT 3 EAST

Closure Summary

Precision, 1 part in: 99315.455'  
 Error distance: 0.004'  
 Error direction: N15° 53' 43"W  
 Area: 8147.72 Sq. Ft. 0.187  
 Square area: 8147.724  
 Perimeter: 375.800'

Point of Beginning

Easting: 1757031.2697'  
 Northing: 426828.8550'

Side 1: Line

Direction: S6° 14' 56"W  
 Angle: [6.2489 (d)]  
 Deflection angle: [-173.7511 (d)]  
 Distance: 120.000'  
 Easting: 1757018.2080'  
 Northing: 426709.5679'

Side 2: Line

Direction: N83° 45' 04"W  
 Angle: [-90.0000 (d)]  
 Deflection angle: [90.0000 (d)]  
 Distance: 68.520'  
 Easting: 1756950.0951'  
 Northing: 426717.0262'

Side 3: Line

Direction: N6° 50' 42"E  
 Angle: [-89.4039 (d)]  
 Deflection angle: [90.5961 (d)]  
 Distance: 120.010'  
 Easting: 1756964.3983'  
 Northing: 426836.1808'

Side 4: Line

Direction: S83° 45' 04"E  
 Angle: [-90.5961 (d)]  
 Deflection angle: [89.4039 (d)]  
 Distance: 67.270'  
 Easting: 1757031.2687'  
 Northing: 426828.8586'



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"2020"



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**LEGAL DESCRIPTION FOR DESIGN BUILD  
0.213 ACRES – TRACT 2  
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, ALSO BEING PART OF LOT NUMBER 3 OF THE RIVER'S EDGE SUBDIVISION PHASE 2, A 0.213 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO STEVEN H. AND HEATHER R. JACKSON OF RECORD IN OFFICIAL RECORD 261, PAGE 1910, 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 STEVEN H. AND HEATHER R. JACKSON OF RECORD IN OFFICIAL RECORD 261, PAGE 1910;

THENCE SOUTH  $83^{\circ}45'04''$  EAST, A DISTANCE OF 27.73 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE RIDGE LANE, A NORTH LINE OF SAID LOT 3 OF RIVERS EDGE SUBDIVISION #2, AND A NORTH LINE OF SAID JACKSON TRACT, TO AN IRON PIN SET;

THENCE SOUTH  $06^{\circ}50'42''$  WEST, A DISTANCE OF 120.01 FEET OVER AND ACROSS SAID LOT 3 OF RIVERS EDGE SUBDIVISION #2, AND SAID JACKSON TRACT, TO AN IRON PIN FOUND ON THE SOUTH LINE OF SAID LOT 3, THE NORTHWEST CORNER OF LOT 15 OF RIVERS EDGE SUBDIVISION AS SHOWN AND DELINEATED IN PLAT CABINET A, SLIDE 593 - 595, CONVEYED TO JOYCE M. RICHARDS, L.E. OF RECORD IN OFFICIAL RECORD 254, PAGE 2239 AND OFFICIAL RECORD 254, PAGE 2341 AND A NORTHEAST CORNER OF LOT 14 OF RIVERS EDGE SUBDIVISION, 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 76.48 FEET WITH THE SOUTH LINE OF SAID LOT 3 OF RIVERS EDGE SUBDIVISION #2, THE SOUTH LINE OF SAID

(TRACT 2)  
(0.213 A)

"2020"

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JACKSON TRACT, AND THE NORTH LINE OF LOT 14 OF SAID RIVERS EDGE SUBDIVISION, PASSING AN IRON PIN FOUND AT 26.48 FEET AT THE SOUTHEAST CORNER OF SAID LOT 3, TO AN IRON PIN FOUND AT A SOUTHWEST CORNER OF SAID JACKSON TRACT AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO NEW HAVEN INVESTMENTS, LLC, OF RECORD IN DEED BOOK 216, PAGE 705;

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

THENCE SOUTH  $83^{\circ}45'04''$  EAST, A DISTANCE OF 27.73 FEET WITH A NORTH LINE OF SAID JACKSON TRACT, TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE RIDGE LANE, AND A CORNER OF SAID JACKSON TRACT;

THENCE CONTINUING SOUTH  $83^{\circ}45'04''$  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 JACKSON TRACT, TO AN IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 0.213 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: OFFICIAL RECORD 261, PAGE 1910.

*Isaac L. King*  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 6-19-2020



Mapcheck 16: TRACT 2 LOT 3 WEST

Closure Summary

Precision, 1 part in: 104183.449'  
 Error distance: 0.004'  
 Error direction: S15° 53' 43"E  
 Area: 9252.61 Sq. Ft. 0.213 AC.  
 Square area: 9252.609  
 Perimeter: 394.220'

Point of Beginning

Easting: 1756936.8341'  
 Northing: 426839.1955'

Side 1: Line

Direction: S83° 45' 04"E  
 Angle: [-83.7511 (d)]  
 Deflection angle: [96.2489 (d)]  
 Distance: 27.730'  
 Easting: 1756964.3994'  
 Northing: 426836.1772'

Side 2: Line

Direction: S6° 50' 42"W  
 Angle: [-89.4039 (d)]  
 Deflection angle: [90.5961 (d)]  
 Distance: 120.010'  
 Easting: 1756950.0961'  
 Northing: 426717.0226'

Side 3: Line

Direction: N83° 45' 04"W  
 Angle: [-90.5961 (d)]  
 Deflection angle: [89.4039 (d)]  
 Distance: 26.480'  
 Easting: 1756923.7735'  
 Northing: 426719.9049'

Side 4: Line

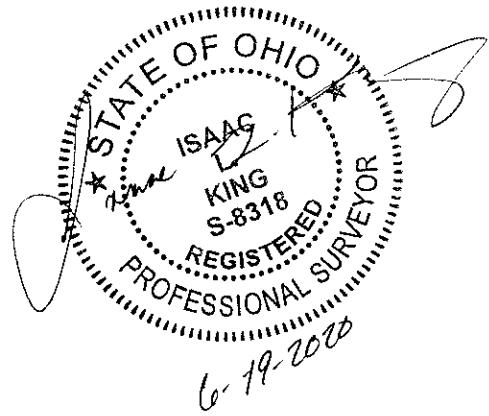
Direction: N83° 45' 04"W  
 Angle: [180.0000 (d)]  
 Deflection angle: [0.0000 (d)]  
 Distance: 50.000'  
 Easting: 1756874.0705'  
 Northing: 426725.3472'

Side 5: Line

Direction: N6° 14' 56"E  
 Angle: [-90.0000 (d)]  
 Deflection angle: [90.0000 (d)]  
 Distance: 120.000'  
 Easting: 1756887.1323'  
 Northing: 426844.6343'

Side 6: Line

Direction: S83° 45' 04"E  
 Angle: [-90.0000 (d)]  
 Deflection angle: [90.0000 (d)]



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Distance: 27.730'  
Easting: 1756914.6975'  
Northing: 426841.6159'  
Side 7: Line  
Direction: S83° 45' 04"E  
Angle: [180.0000 (d)]  
Deflection angle: [0.0000 (d)]  
Distance: 22.270'  
Easting: 1756936.8352'  
Northing: 426839.1919'