



ENGINEERS •
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR KEVIN LOK
15.297 ACRES
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 14 EAST, LANDS OF CRANE TOWNSHIP, BEING A 15.297 ACRE TRACT OUT OF A TRACT CONVEYED TO MALABAR RIDGE LLC OF RECORD IN OFFICIAL RECORD 136, PAGE 537, RECORDS REFER TO THE RECORDER'S OFFICE, WYANDOT COUNTY, OHIO, SAID 15.297 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE, AT A SURVEY NAIL FOUND OVER A STONE AND MONUMENT BOX FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER, OF SAID SECTION 33, SAID SURVEY NAIL FOUND BEING IN THE CENTERLINE OF RAYBESTOS DRIVE (50 FEET IN WIDTH);

THENCE NORTH $00^{\circ}16'31''$ WEST, A DISTANCE OF 25.00 FEET WITH THE NORTH – SOUTH HALF SECTION LINE OF SAID SECTION 33, TO AN IRON PIN FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID RAYBESTOS DRIVE, A SOUTHEAST CORNER OF SAID MALABAR RIDGE TRACT, AND ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH $89^{\circ}59'17''$ WEST, A DISTANCE OF 640.53 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID RAYBESTOS DRIVE AND A SOUTH LINE OF SAID MALABAR RIDGE TRACT, TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF MALABAR RIDGE SUBDIVISION AS SHOWN AND DELINEATED IN PLAT CABINET A, SLIDE 697-699;

THENCE NORTH $01^{\circ}29'51''$ EAST, A DISTANCE OF 765.66 FEET WITH THE EAST LINE OF SAID MALABAR RIDGE SUBDIVISION, TO AN IRON PIN FOUND;

THENCE WITH THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET, A DELTA ANGLE OF $45^{\circ}47'34''$, AN ARC LENGTH OF 147.86 FEET, A CHORD OF WHICH BEARS NORTH $24^{\circ}23'38''$ EAST, A DISTANCE OF 143.95 FEET WITH AN EAST LINE OF SAID MALABAR RIDGE SUBDIVISION, TO AN IRON PIN FOUND;

"2022"

REFERENCE SURVEY VOL. C

PAGE 1839 IN THE TAX MAP OFFICE

THENCE NORTH 47°17'25" EAST, A DISTANCE OF 109.87 FEET WITH AN EAST LINE OF SAID MALABAR RIDGE SUBDIVISION, TO AN IRON PIN FOUND;

THENCE WITH A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 305.00 FEET, A DELTA ANGLE OF 35°38'01", AN ARC LENGTH OF 189.69 FEET, A CHORD OF WHICH BEARS NORTH 29°28'24" EAST, A DISTANCE OF 186.64 FEET WITH AN EAST LINE OF SAID MALABAR RIDGE SUBDIVISION, TO AN IRON PIN FOUND;

THENCE NORTH 89°44'14" EAST, A DISTANCE OF 383.05 FEET WITH A SOUTH LINE OF SAID MALABAR RIDGE SUBDIVISION, TO AN IRON PIN FOUND AT A SOUTHEAST CORNER OF SAID MALABAR RIDGE SUBDIVISION, A NORTHEAST CORNER OF SAID MALABAR RIDGE TRACT, AND A WEST LINE OF A TRACT CONVEYED TO THE TRUSTEES OF THE TRINITY EVANGELICAL CHURCH OF RECORD IN OFFICIAL RECORD 35, PAGE 260;

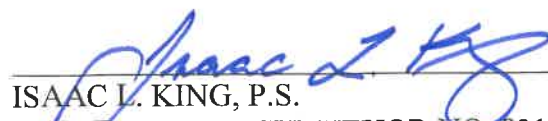
THENCE SOUTH 00°16'31" EAST, A DISTANCE OF 1135.42 FEET WITH AN EAST LINE OF SAID MALABAR RIDGE TRACT AND A WEST LINE OF SAID TRUSTEES OF THE TRINITY EVANGELICAL CHURCH TRACT, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 15.297 ACRES OF LAND, MORE OR LESS;

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 MARCH, 2022, 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 136, PAGE 537.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 3-25-2022



Mapcheck 1: boundary

Closure Summary

Precision, 1 part in: 313246.846'
Error distance: 0.011'
Error direction: S24° 49' 29"W
Area: 666315.53 Sq. Ft. 15.297 ac.
Square area: 666315.526
Perimeter: 3372.080'

Point of Beginning

Easting: 1759331.6859'
Northing: 423150.4840'

Side 1: Line

Direction: N89° 59' 17"W
Angle: [90.0119 (d)]
Deflection angle: [-89.9881 (d)]
Distance: 640.530'
Easting: 1758691.1559'
Northing: 423150.6175'

Side 2: Line

Direction: N1° 29' 51"E
Angle: [-88.5144 (d)]
Deflection angle: [91.4856 (d)]
Distance: 765.660'
Easting: 1758711.1652'
Northing: 423916.0160'

Side 3: Curve

Curve direction: Clockwise
Radius: [184.994']
Arc length: 147.860'
Delta angle: 45.7928 (d)
Tangent: [78.131']
Chord direction: N24° 23' 38"E
Chord angle: [-157.1036 (d)]
Deflection angle: [22.8964 (d)]
Chord distance: 143.950'
Easting: 1758770.6176'
Northing: 424047.1153'

Side 4: Line

Direction: N47° 17' 25"E
Angle: [-180.0000 (d)]
Deflection angle: [0.0000 (d)]
Distance: 109.870'
Easting: 1758851.3500'
Northing: 424121.6384'

Side 5: Curve

Curve direction: Counter-clockwise
Radius: [304.993']
Arc length: 189.690'
Delta angle: 35.6336 (d)
Tangent: [98.021']



REFERENCE SURVEY VOL. C

PAGE 1839 IN THE TAX MAP OFFICE

"2022"

Chord direction: N29° 28' 24"E
Chord angle: [162.1831 (d)]
Deflection angle: [-17.8169 (d)]
Chord distance: 186.640'
Easting: 1758943.1803'
Northing: 424284.1243'

Side 6: Line

Direction: N89° 44' 14"E
Angle: [-101.9193 (d)]
Deflection angle: [78.0807 (d)]
Distance: 383.050'
Easting: 1759326.2263'
Northing: 424285.8811'

Side 7: Line

Direction: S0° 16' 31"E
Angle: [-90.0125 (d)]
Deflection angle: [89.9875 (d)]
Distance: 1135.420'
Easting: 1759331.6814'
Northing: 423150.4742'