



ENGINEERS •  
SURVEYORS

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**LEGAL DESCRIPTION FOR MIKE PAOLELLA  
0.170 ACRE – TRACT 2  
SYCAMORE TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF SYCAMORE, VILLAGE OF DEUNQUAT, BEING PART OF BENTON STREET (60 FEET IN WIDTH) OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 15 EAST, BEING A 0.170 ACRE TRACT, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A STONE IN MONUMENT BOX FOUND AT THE CENTERLINE INTERSECTION OF STATE ROUTE 231 – MORRISON STREET (60 FEET IN WIDTH) AND SAID BENTON STREET, AND THE EAST QUARTER POST OF SAID SECTION;

THENCE SOUTH  $89^{\circ}58'48''$  WEST, A DISTANCE OF 211.50 FEET WITH THE CENTERLINE OF SAID BENTON STREET AND THE SOUTH LINE OF SAID NORTHEAST QUARTER, PASSING A MAG SPIKE SET AT 30.00 FEET, TO AN IRON PIN SET ON AN EXTENTION OF A NORTH-SOUTH ALLEYS WEST RIGHT-OF-WAY LINE (16.5 FEET IN WIDTH) AND ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $89^{\circ}58'48''$  WEST, A DISTANCE OF 229.47 FEET WITH THE CENTERLINE OF SAID BENTON STREET AND THE SOUTH LINE OF SAID NORTHEAST QUARTER, TO AN IRON PIN SET ON THE EAST LINE OF A TRACT CONVEYED TO THE SNIFFEN PRESERVATION TRUST OF RECORD IN OFFICIAL RECORD 276, PAGE 54;

THENCE WITH THE ARC OF A NONTANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 11162.44 FEET A DELTA ANGLE OF  $00^{\circ}13'58''$ , AN ARC LENGTH OF 45.35 FEET, A CHORD OF WHICH BEARS NORTH  $48^{\circ}36'29''$  WEST, A DISTANCE OF 45.35 FEET WITH THE WEST TERMINUS OF SAID BENTON STREET AND THE EAST LINE OF SAID SNIFFIN TRACT, TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID BENTON STREET A SOUTHWEST CORNER OF A TRACT CONVEYED TO MICHAEL R. AND BEVERLY R. PAOLELLA OF RECORD IN DEED BOOK 174, PAGE 127 AND DEED BOOK 201, PAGE 387;

THENCE NORTH  $89^{\circ}58'48''$  EAST, A DISTANCE OF 263.50 FEET WITH THE NORTH LINE OF SAID BENTON STREET AND THE SOUTH LINE OF SAID PAOLELLA TRACT, TO A POINT BEING REFERENCED BY AN IRON PIPE FOUND NORTH  $01^{\circ}42'08''$  WEST, A DISTANCE OF 2.04 FEET, SAID POINT BEING A SOUTHEAST CORNER OF LOT 20, AND A SOUTHEAST CORNER OF SAID PAOLELLA TRACT;

(TRACT 2)  
0.170 A

REFERENCE SURVEY VOL. C  
PAGE 1852 IN THE TAX MAP OFFICE  
"2022"

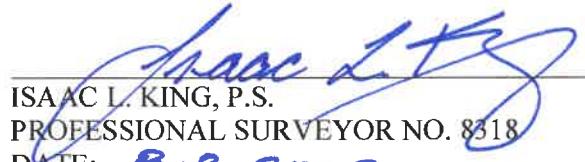
THENCE SOUTH 00°00'21" WEST, A DISTANCE OF 30.00 FEET OVER AND ACROSS SAID BENTON STREET WITH AN EXTENTION OF THE WEST RIGHT-OF-WAY LINE OF SAID ALLEY, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.170 ACRES OF LAND, MORE OR LESS.

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 AUGUST 2022, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED UPON 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 REFERENCES: PLAT BOOK 2, PAGE 19 (CABINET A, SLIDE 111).

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 8-8-2022



Mapcheck 1: tract 1

Closure Summary

Precision, 1 part in: 119813.348'  
Error distance: 0.004'  
Error direction: N56° 46' 49"W  
Area: 6379.08 Sq. Ft. 0.146 ac.  
Square area: 6379.075  
Perimeter: 500.340'

Point of Beginning

Easting: 1793828.7596'  
Northing: 460257.6430'

Side 1: Line

Direction: S0° 00' 21"W  
Angle: [0.0058 (d)]  
Deflection angle: [-179.9942 (d)]  
Distance: 30.000'  
Easting: 1793828.7565'  
Northing: 460227.6430'

Side 2: Line

Direction: S89° 58' 48"W  
Angle: [-90.0258 (d)]  
Deflection angle: [89.9742 (d)]  
Distance: 195.720'  
Easting: 1793633.0365'  
Northing: 460227.5747'

Side 3: Curve

Curve direction: Clockwise  
Radius: [11166.502']  
Arc length: 45.150'  
Delta angle: 0.2317 (d)  
Tangent: [22.575']  
Chord direction: N48° 22' 33"W  
Chord angle: [-138.3558 (d)]  
Deflection angle: [41.6442 (d)]  
Chord distance: 45.150'  
Easting: 1793599.2861'  
Northing: 460257.5652'

Side 4: Line

Direction: N89° 58' 48"E  
Angle: [-41.7600 (d)]  
Deflection angle: [138.2400 (d)]  
Distance: 229.470'  
Easting: 1793828.7561'  
Northing: 460257.6453'



REFERENCE SURVEY VOL. C  
PAGE 1852 IN THE TAX MAP OFFICE

"2022"

Mapcheck 2: tract 2

Closure Summary

Precision, 1 part in: 99303.612'

Error distance: 0.006'  
Error direction: S65° 05' 02"E  
Area: 7394.73 Sq. Ft. 0.170 ac.  
Square area: 7394.729  
Perimeter: 568.320'  
Point of Beginning  
Easting: 1793828.7596'  
Northing: 460257.6430'  
Side 1: Line  
Direction: S89° 58' 48"W  
Angle: [89.9800 (d)]  
Deflection angle: [-90.0200 (d)]  
Distance: 229.470'  
Easting: 1793599.2896'  
Northing: 460257.5629'  
Side 2: Curve  
Curve direction: Clockwise  
Radius: [11162.429']  
Arc length: 45.350'  
Delta angle: 0.2328 (d)  
Tangent: [22.675']  
Chord direction: N48° 36' 29"W  
Chord angle: [-138.5881 (d)]  
Deflection angle: [41.4119 (d)]  
Chord distance: 45.350'  
Easting: 1793565.2678'  
Northing: 460287.5486'  
Side 3: Line  
Direction: N89° 58' 48"E  
Angle: [-41.5283 (d)]  
Deflection angle: [138.4717 (d)]  
Distance: 263.500'  
Easting: 1793828.7678'  
Northing: 460287.6406'  
Side 4: Line  
Direction: S0° 00' 21"W  
Angle: [-89.9742 (d)]  
Deflection angle: [90.0258 (d)]  
Distance: 30.000'  
Easting: 1793828.7648'  
Northing: 460257.6406'



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**LEGAL DESCRIPTION FOR MIKE PAOLELLA  
0.146 ACRE – TRACT 1  
SYCAMORE TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF SYCAMORE, VILLAGE OF DEUNQUAT, BEING PART OF BENTON STREET (60 FEET IN WIDTH) OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 15 EAST, BEING A 0.146 ACRE TRACT, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A STONE IN MONUMENT BOX FOUND AT THE CENTERLINE INTERSECTION OF STATE ROUTE 231 – MORRISON STREET (60 FEET IN WIDTH) AND SAID BENTON STREET, AND THE EAST QUARTER POST OF SAID SECTION;

THENCE SOUTH  $89^{\circ}58'48''$  WEST, A DISTANCE OF 211.50 FEET WITH THE CENTERLINE OF SAID BENTON STREET AND THE NORTH LINE OF SAID SOUTHEAST QUARTER, PASSING A MAG SPIKE SET AT 30.00 FEET, TO AN IRON PIN SET ON AN EXTENTION OF AN ALLEY (16.5 FEET IN WIDTH) AND ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH  $00^{\circ}00'21''$  WEST, A DISTANCE OF 30.00 FEET OVER AND ACROSS SAID BENTON STREET WITH AN EXTENTION OF THE WEST RIGHT-OF-WAY LINE OF SAID ALLEY, TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BENTON STREET AND THE NORTH LINE OF A TRACT CONVEYED TO RANDY G. AND LAURA E. SPENCER OF RECORD IN OFFICIAL RECORD 243, PAGE 1307;

THENCE SOUTH  $89^{\circ}58'48''$  WEST, A DISTANCE OF 195.72 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BENTON STREET AND A NORTH LINE OF SAID SPENCER TRACT, TO AN IRON PIN SET AT A NORTHWEST CORNER OF SAID SPENCER TRACT AND AN EAST LINE OF A TRACT CONVEYED TO THE SNIFFEN PRESERVATION TRUST OF RECORD IN OFFICIAL RECORD 276, PAGE 54;

THENCE WITH THE ARC OF A NONTANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 11162.44 FEET A DELTA ANGLE OF  $00^{\circ}13'54''$ , AN ARC LENGTH OF 45.15 FEET, A CHORD OF WHICH BEARS NORTH  $48^{\circ}22'33''$  WEST, A DISTANCE OF 45.15 FEET WITH THE WEST TERMINUS OF SAID BENTON STREET AND THE EAST LINE OF SAID SNIFFIN TRACT, TO AN IRON PIN SET ON THE CENTERLINE OF SAID BENTON STREET AND THE NORTH LINE OF SAID SOUTHEAST QUARTER;

(TRACT 1)  
0.146 A

REFERENCE SURVEY VOL.         
PAGE 1852 IN THE TAX MAP OFFICE  
"2022"

THENCE NORTH 89°58'48" EAST, A DISTANCE OF 229.47 FEET WITH THE CENTERLINE OF SAID BENTON STREET AND THE NORTH LINE OF SAID SOUTHEAST QUARTER, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.146 ACRES OF LAND, MORE OR LESS.

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*Isaac L. King*  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
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PAGE 1852 "2022"

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