



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR TIFFANY DEBARR
0.048 ACRE – TRACT 1
VILLAGE OF NEVADA, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, VILLAGE OF NEVADA, BEING ALL OF AN ALLEY (16 FEET IN WIDTH) BETWEEN LOTS 3 AND 4 OF PETREY'S ADDITION, AS SHOWN AND DELINEATED IN PLAT CABINET A SLIDE 19, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN SET ON THE WEST RIGHT- OF-WAY LINE OF SOUTH MAIN STREET (60 FEET IN WIDTH), A NORTHEAST CORNER OF SAID LOT 4 OF PETREY'S ADDITION CONVEYED TO MICHAEL A. D. AND TIFFANY M. DEBARR OF RECORD IN OFFICIAL RECORD 268, PAGE 1375, AND ALSO OFFICIAL RECORD 263, PAGE 477, AND THE SOUTHEAST TERMINUS OF SAID ALLEY;

THENCE NORTH 85°21'58" WEST, A DISTANCE OF 264.02 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, A NORTH LINE OF SAID LOT 4, AND A NORTH LINE OF SAID DEBARR TRACT, TO AN IRON PIN SET ON THE SOUTHWEST TERMINUS OF SAID ALLEY, A NORTHWEST CORNER OF SAID LOT 4, A NORTHWEST CORNER OF SAID DEBARR TRACT, AND AN EAST RIGHT-OF-WAY LINE OF ANOTHER ALLEY (10 FEET IN WIDTH);

THENCE NORTH 04°01'42" EAST, A DISTANCE OF 8.00 FEET WITH THE WEST TERMINUS OF SAID ALLEY (16 FEET IN WIDTH), AND THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY (10 FEET IN WIDTH), TO AN IRON PIN SET ON THE CENTERLINE OF THE WEST TERMINUS OF SAID ALLEY (16 FEET IN WIDTH);

THENCE SOUTH 85°21'58" EAST, A DISTANCE OF 263.33 FEET WITH THE CENTERLINE OF SAID ALLEY (16 FEET IN WIDTH), TO AN IRON PIN SET ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH MAIN STREET AND THE EAST TERMINUS OF SAID ALLEY (16 FEET IN WIDTH);

THENCE SOUTH 00°52'47" EAST, A DISTANCE OF 8.04 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH MAIN STREET AND THE EAST TERMINUS OF SAID ALLEY (16 FEET IN WIDTH), TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.048 ACRES OF LAND, MORE OR LESS.

REFERENCE SURVEY VOL. C

PAGE 1862 IN THE TAX MAP OFFICE

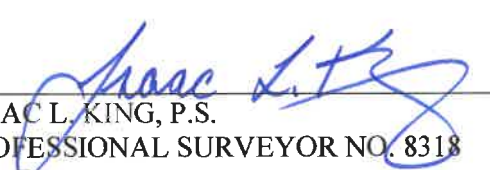
0.048A "2022" "Tract 1"

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 OCTOBER 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 2011).

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 CABINET A, SLIDE 52.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 10-24-2022



Mapcheck 1: TRACT 1

Closure Summary

Precision, 1 part in: 141468.573'
Error distance: 0.004'
Error direction: S36° 52' 16"W
Area: 2109.27 Sq. Ft. 0.048 AC
Square area: 2109.273
Perimeter: 543.390'

Point of Beginning

Easting: 1793860.8150'
Northing: 419337.9201'

Side 1: Line

Direction: N85° 21' 58"W
Angle: [94.6339 (d)]
Deflection angle: [-85.3661 (d)]
Distance: 264.020'
Easting: 1793597.6580'
Northing: 419359.2499'

Side 2: Line

Direction: N4° 01' 42"E
Angle: [-90.6056 (d)]
Deflection angle: [89.3944 (d)]
Distance: 8.000'
Easting: 1793598.2200'
Northing: 419367.2301'

Side 3: Line

Direction: S85° 21' 58"E
Angle: [-89.3944 (d)]
Deflection angle: [90.6056 (d)]
Distance: 263.330'
Easting: 1793860.6892'
Northing: 419345.9561'

Side 4: Line

Direction: S0° 52' 47"E
Angle: [-95.5136 (d)]
Deflection angle: [84.4864 (d)]
Distance: 8.040'
Easting: 1793860.8127'
Northing: 419337.9170'



REFERENCE SURVEY VOL. C
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Tract 1



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**LEGAL DESCRIPTION FOR TIFFANY DEBARR
0.048 ACRE – TRACT 2
VILLAGE OF NEVADA, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, VILLAGE OF NEVADA, BEING ALL OF AN ALLEY (16 FEET IN WIDTH) BETWEEN LOTS 3 AND 4 OF PETREY'S ADDITION, AS SHOWN AND DELINEATED IN PLAT CABINET A SLIDE 19, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN SET ON THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET (60 FEET IN WIDTH), A SOUTHEAST CORNER OF SAID LOT 3 OF PETREY'S ADDITION CONVEYED TO JERRY A. AND DIANA K. WHEELER OF RECORD IN DEED BOOK 162, PAGE 547, AND THE NORTHEAST CORNER OF SAID ALLEY;

THENCE SOUTH $00^{\circ}52'47''$ EAST, A DISTANCE OF 8.04 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH MAIN STREET AND THE EAST TERMINUS OF SAID ALLEY, TO AN IRON PIN SET ON THE CENTERLINE OF THE EAST TERMINUS OF SAID ALLEY;

THENCE NORTH $85^{\circ}21'58''$ WEST, A DISTANCE OF 263.33 FEET WITH CENTERLINE OF SAID ALLEY, TO AN IRON PIN SET ON THE WEST TERMINUS OF SAID ALLEY, AND THE EAST RIGHT-OF-WAY LINE OF ANOTHER ALLEY (10 FEET IN WIDTH);

THENCE NORTH $04^{\circ}01'42''$ EAST, A DISTANCE OF 8.00 FEET WITH THE WEST TERMINUS OF SAID ALLEY (16 FEET IN WIDTH) AND THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY (10 FEET IN WIDTH), TO AN IRON PIN SET ON A SOUTHWEST CORNER OF SAID LOT 3, A SOUTHWEST CORNER OF SAID WHEELER TRACT, AND THE NORTHWEST TERMINUS OF SAID ALLEY (16 FEET IN WIDTH);

THENCE SOUTH $85^{\circ}21'58''$ EAST, A DISTANCE OF 262.64 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY (16 FEET IN WIDTH), A SOUTH LINE OF SAID LOT 3, AND A SOUTH LINE OF SAID WHEELER TRACT, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.048 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 OCTOBER 2022, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

REFERENCE SURVEY VOL. C

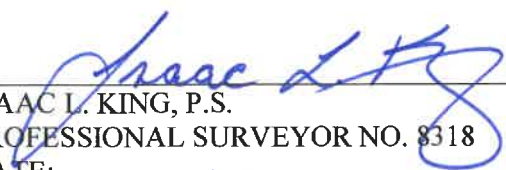
PAGE 1862 IN THE TAX MAP OFFICE

0.048A "2022" Tract 2

ALL BEARINGS SHOWN HEREIN ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).

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 CABINET A, SLIDE 52.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 10-24-2022



Mapcheck 2: TRACT 2

Closure Summary

Precision, 1 part in: 141109.294'
Error distance: 0.004'
Error direction: S36° 52' 16"W
Area: 2103.77 Sq. Ft.
Square area: 2103.772
Perimeter: 542.010'

0.048 AC

Point of Beginning

Easting: 1793860.5682'
Northing: 419353.9926'

Side 1: Line

Direction: S0° 52' 47"E
Angle: [-0.8797 (d)]
Deflection angle: [179.1203 (d)]
Distance: 8.040'
Easting: 1793860.6916'
Northing: 419345.9535'

Side 2: Line

Direction: N85° 21' 58"W
Angle: [-84.4864 (d)]
Deflection angle: [95.5136 (d)]
Distance: 263.330'
Easting: 1793598.2224'
Northing: 419367.2275'

Side 3: Line

Direction: N4° 01' 42"E
Angle: [-90.6056 (d)]
Deflection angle: [89.3944 (d)]
Distance: 8.000'
Easting: 1793598.7844'
Northing: 419375.2078'

Side 4: Line

Direction: S85° 21' 58"E
Angle: [-89.3944 (d)]
Deflection angle: [90.6056 (d)]
Distance: 262.640'
Easting: 1793860.5659'
Northing: 419353.9895'



REFERENCE SURVEY VOL. C

PAGE 1862 IN THE TAX MAP OFFICE

"2022"

Tract 2