



ENGINEERS •  
SURVEYORS

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

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, VILLAGE OF NEVADA, BEING THE SOUTH HALF OF A VACATED ALLEY (16 FEET IN WIDTH) BETWEEN LOTS 3 AND 4 OF PETREY'S ADDITION, ALL OF LOT 4 OF PETREY'S ADDITION, AND ALL OF LOT 1 AS SHOWN AND DELINEATED IN SURVEY VOLUME 3, PAGE 339, BEING CONVEYED TO MICHAEL A. D. AND TIFFANY M. DEBARR OF RECORD IN OFFICIAL RECORD 263, PAGE 477 AND OFFICIAL RECORD 268, PAGE 1375, 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), AND THE CENTERLINE TERMINUS OF SAID VACATED ALLEY, AND THE SOUTHEAST CORNER OF A TRACT CONVEYED TO JERRY A. AND DIANA K. WHEELER OF RECORD IN DEED BOOK 162, PAGE 547, AND ALSO PER THE ALLEY VACATION PLAT;

THENCE SOUTH 00°52'47" EAST, A DISTANCE OF 138.62 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH MAIN STREET, THE EAST TERMINUS OF SAID VACATED ALLEY, AN EAST LINE OF SAID PETREY'S ADDITION LOT 4, AN EAST LINE OF LOT 1 AS SHOWN AND DELINEATED IN SURVEY VOLUME 3, PAGE 339, AND THE EAST LINE OF SAID DEBARR TRACT, PASSING AN IRON PIN SET AT 8.04 FEET AND AN IRON PIN FOUND AT 87.50 FEET, TO A RAILROAD SPIKE SET BEING REFERENCED BY SAID IRON PIN FOUND NORTH 00°52'47" WEST, DISTANCE OF 51.12 FEET, SAID RAILROAD SPIKE FOUND BEING AT THE SOUTHEAST CORNER OF SAID LOT 1, A SOUTHEAST CORNER OF SAID DEBARR TRACT, AND A NORTHEAST CORNER OF LOT 2 AS SHOWN AND DELINEATED IN SURVEY VOLUME 3, PAGE 339, CONVEYED TO EARL AND MARY L. MORRISON OF RECORD IN OFFICIAL RECORD 274, PAGE 1337;

THENCE NORTH 85°41'42" WEST, A DISTANCE OF 295.18 FEET WITH A SOUTH LINE OF SAID LOT 1, A NORTH LINE OF SAID LOT 2, A SOUTH LINE OF SAID DEBARR TRACT, AND A NORTH LINE OF SAID MORRISON TRACT, TO AN IRON PIN SET ON A SOUTHWEST CORNER OF SAID LOT 1, A NORTHWEST CORNER OF SAID LOT 2, A SOUTHWEST CORNER OF SAID DEBARR TRACT, A NORTHWEST CORNER OF SAID MORRISON TRACT, AND THE EAST RIGHT-OF-WAY LINE OF ANOTHER ALLEY (10 FEET IN WIDTH);

REFERENCE SURVEY VOL. C

PAGE 1863 IN THE TAX MAP OFFICE "2022"

THENCE NORTH 04°01'42" EAST, A DISTANCE OF 41.76 FEET WITH AN EAST RIGHT-OF-WAY LINE OF SAID ALLEY, AND A WEST LINE OF SAID LOT 1, A WEST LINE OF SAID DEBARR TRACT, TO AN IRON PIN SET ON A NORTHWEST CORNER OF SAID LOT 1 AND A NORTHWEST CORNER OF SAID DEBARR TRACT;

THENCE SOUTH 86°34'46" EAST, A DISTANCE OF 20.00 FEET WITH A SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, A NORTH LINE OF SAID LOT 1, AND A NORTH LINE OF SAID DEBARR TRACT, TO AN IRON PIN SET AT A SOUTHWEST CORNER OF SAID PETREY'S ADDITION LOT 4, A CORNER OF SAID DEBARR TRACT, AND A SOUTHEAST CORNER OF SAID ALLEY;

THENCE NORTH 04°01'42" EAST, A DISTANCE OF 97.50 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY, A WEST LINE OF SAID PETREY'S ADDITION LOT 4, A WEST LINE OF SAID DEBARR TRACT, AND THE WEST TERMINUS OF SAID VACATED ALLEY, PASSING AN IRON PIN SET AT 89.50 FEET, TO AN IRON PIN SET ON THE CENTERLINE TERMINUS OF SAID VACATED ALLEY, A NORTHWEST CORNER OF SAID DEBARR TRACT, AND A SOUTHWEST CORNER OF SAID WHEELER TRACT;

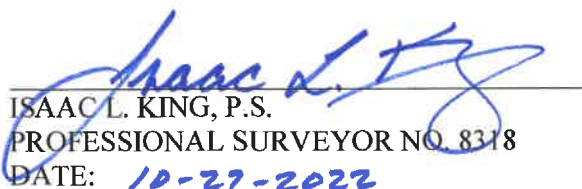
THENCE SOUTH 85°21'58" EAST, A DISTANCE OF 263.33 FEET WITH THE CENTERLINE OF SAID VACATED ALLEY, A NORTH LINE OF SAID DEBARR TRACT, AND A SOUTH LINE OF SAID WHEELER TRACT, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.877 ACRES OF LAND, MORE OR LESS.

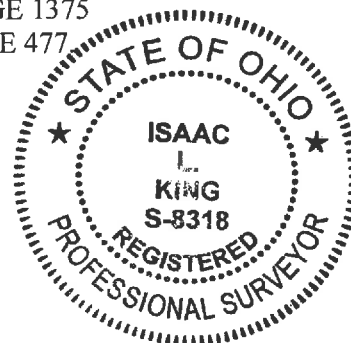
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED OCTOBER 2022, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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: OFFICIAL RECORD 268, PAGE 1375  
OFFICIAL RECORD 263, PAGE 477

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 10-27-2022



Mapcheck 3: BOUNDARY

Closure Summary

Precision, 1 part in: 233252.974'  
Error distance: 0.004'  
Error direction: N38° 26' 38"W  
Area: 38208.81 Sq. Ft. 0.877 ACRES  
Square area: 38208.807  
Perimeter: 856.390'

Point of Beginning

Easting: 1793860.6916'  
Northing: 419345.9563'

Side 1: Line

Direction: S0° 52' 47"E  
Angle: [-0.8797 (d)]  
Deflection angle: [179.1203 (d)]  
Distance: 138.620'  
Easting: 1793862.8199'  
Northing: 419207.3527'

Side 2: Line

Direction: N85° 41' 42"W  
Angle: [-84.8153 (d)]  
Deflection angle: [95.1847 (d)]  
Distance: 295.180'  
Easting: 1793568.4727'  
Northing: 419229.5106'

Side 3: Line

Direction: N4° 01' 42"E  
Angle: [-90.2767 (d)]  
Deflection angle: [89.7233 (d)]  
Distance: 41.760'  
Easting: 1793571.4063'  
Northing: 419271.1674'

Side 4: Line

Direction: S86° 34' 46"E  
Angle: [-90.6078 (d)]  
Deflection angle: [89.3922 (d)]  
Distance: 20.000'  
Easting: 1793591.3707'  
Northing: 419269.9741'

Side 5: Line

Direction: N4° 01' 42"E  
Angle: [90.6078 (d)]  
Deflection angle: [-89.3922 (d)]  
Distance: 97.500'  
Easting: 1793598.2200'  
Northing: 419367.2332'

Side 6: Line

Direction: S85° 21' 58"E  
Angle: [-89.3944 (d)]  
Deflection angle: [90.6056 (d)]



REFERENCE SURVEY VOL. C

PAGE 1863 IN THE TAX MAP OFFICE

"2022"

Distance: 263.330'  
Easting: 1793860.6893'  
Northing: 419345.9592'