



ENGINEERS •
SURVEYORS

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**LEGAL DESCRIPTION FOR THE CITY OF BUCYRUS
0.055 ACRES
VILLAGE OF NEVADA, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, VILLAGE OF NEVADA, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 15 EAST, BEING A 0.055 ACRE TRACT, OUT OF AN ORIGINIAL TRACT CONVEYED TO VIRGINIA M. SCHIFER ETAL TRUSTEE OF RECORD IN OFFICIAL RECORD 117, PAGE 1045, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF COUNTY HIGHWAY 55 (40 FEET IN WIDTH) AND TOWNSHIP ROAD 10 (60 FEET IN WIDTH) AND THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, SAID RAILROAD SPIKE FOUND BEING REFERENCED BY AN IRON PIN SET NORTH 45°13'28" EAST, A DISTANCE OF 42.59 FEET;

THENCE SOUTH 89°59'25" WEST, A DISTANCE OF 2646.39 FEET WITH THE CENTERLINE OF SAID COUNTY HIGHWAY 55 AND A SOUTH LINE OF SAID SOUTHEAST QUARTER, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET NORTH 00°18'12" EAST, A DISTANCE OF 20.00 FEET, SAID MAG SPIKE SET AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, A SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, AN EAST LINE OF SAID VILLAGE OF NEVADA CORPARATION LIMIT, A SOUTHEAST CORNER OF SAID SCHIFER TRACT, AND A SOUTHWEST CORNER OF A TRACT CONVEYED TO SHAWN AND KRISTY WEST OF RECORD IN OFFICIAL RECORD 167, PAGE 788, AND ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°59'04" WEST, A DISTANCE OF 50.00 FEET WITH THE CENTERLINE OF SAID EAST CENTER STREET, A SOUTH LINE OF SAID SOUTHWEST QUARTER, AND A SOUTH LINE OF SAID SCHIFER TRUSTEE TRACT, TO A MAG SPIKE SET AND BEING REFERENCED BY AN IRON PIN SET NORTH 00°18'12" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 00°18'12" EAST, A DISTANCE OF 48.00 FEET OVER AND ACROSS SAID SCHIFER TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 20.00 FEET, TO AN IRON PIN SET;

THENCE NORTH 89°59'03" EAST, A DISTANCE OF 50.00 FEET OVER AND ACROSS SAID SCHIFER TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE EAST LINE OF SAID SOUTHWEST QUARTER, AN EAST LINE OF SAID VILLAGE OF NEVADA CORPORATION LIMIT, AN EAST LINE OF SAID SCHIFER TRACT, AND A WEST LINE OF SAID WEST TRACT;

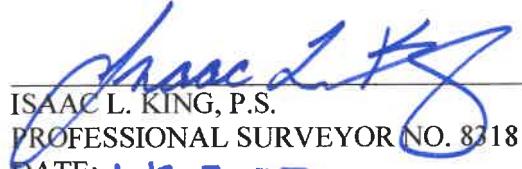
THENCE SOUTH 00°18'12" WEST, A DISTANCE OF 48.00 FEET WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, AN EAST LINE OF SAID VILLAGE OF NEVADA CORPORATION LIMIT, THE EAST LINE OF SAID SCHIFER TRACT, AND A WEST LINE OF SAID WEST TRACT, PASSING AN IRON PIN FOUND AT 17.80 FEET AND AN IRON PIN SET AT 28.00 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 0.055 ACRES OF LAND, OF WHICH 0.023 ACRES ARE IN THE RIGHT-OF-WAY, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A PLAT PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED JANUARY, 2023, 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 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 REFERENCE: OFFICIAL RECORD 117, PAGE 1045.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318

DATE: 1-12-2023



Mapcheck 1: hot box

Closure Summary

Precision, 1 part in: 808557.973'
Error distance: 0.000'
Error direction: N0° 00' 56"W
Area: 2399.97 Sq. Ft. 0.055 acres
Square area: 2399.969
Perimeter: 196.000'

Point of Beginning

Easting: 1796396.0541'
Northing: 420457.4638'

Side 1: Line

Direction: S89° 59' 04"W
Angle: [89.9844 (d)]
Deflection angle: [-90.0156 (d)]
Distance: 50.000'
Easting: 1796346.0541'
Northing: 420457.4502'

Side 2: Line

Direction: N0° 18' 12"E
Angle: [-89.6811 (d)]
Deflection angle: [90.3189 (d)]
Distance: 48.000'
Easting: 1796346.3082'
Northing: 420505.4496'

Side 3: Line

Direction: N89° 59' 03"E
Angle: [-90.3192 (d)]
Deflection angle: [89.6808 (d)]
Distance: 50.000'
Easting: 1796396.3082'
Northing: 420505.4634'

Side 4: Line

Direction: S0° 18' 12"W
Angle: [-89.6808 (d)]
Deflection angle: [90.3192 (d)]
Distance: 48.000'
Easting: 1796396.0541'
Northing: 420457.4640'



REFERENCE SURVEY VOL. C
PAGE 1810 IN THE TAX MAP OFFICE

"2023"