



ENGINEERS •  
SURVEYORS

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**LEGAL DESCRIPTION FOR ASHLEIGH STEVENS  
0.794 ACRES  
VILLAGE OF NEVADA, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, VILLAGE OF NEVADA, BEING PART OF OUT LOT 1 OF GOODBREAD WELSH AND DOMBAUGH'S ADDITION, AS SHOWN AND DELINEATED IN PLAT BOOK 1, PAGE 53, BEING A 0.794 ACRE TRACT CONVEYED TO THOMAS J. CRAWFORD AND ASHLEIGH STEVENS OF RECORD IN OFFICIAL RECORD 280, PAGE 1234, 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 SOUTH RIGHT- OF-WAY LINE OF DOMBAUGH STREET (40 FEET IN WIDTH), A NORTHWEST CORNER OF SAID OUT LOT 1, A NORTHWEST CORNER OF SAID CRAWFORD TRACT, AND A NORTHEAST CORNER OF A TRACT CONVEYED TO LARRY M. ROSS OF RECORD IN DEED VOLUME 194, PAGE 746;

THENCE SOUTH  $86^{\circ}04'24''$  EAST, A DISTANCE OF 115.00 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DOMBAUGH STREET, THE NORTH LINE OF SAID OUT LOT 1, AND A NORTH LINE OF SAID CRAWFORD TRACT, TO AN IRON PIN SET AT A NORTHEAST CORNER OF SAID CRAWFORD TRACT AND A NORTHWEST CORNER OF A TRACT CONVEYED TO GARY PASCO OF RECORD IN OFFICIAL RECORD 266, PAGE 2583;

THENCE SOUTH  $04^{\circ}17'42''$  WEST, A DISTANCE OF 136.00 FEET WITH AN EAST LINE OF SAID CRAWFORD TRACT AND A WEST LINE OF SAID PASCO TRACT, TO AN IRON PIN SET AT A CORNER OF SAID CRAWFORD TRACT, A SOUTHWEST CORNER OF SAID PASCO TRACT, AND A NORTHWEST CORNER OF A TRACT CONVEYED TO ANNETTE F. CALDWELL OF RECORD IN OFFICIAL RECORD 235, PAGE 252;

THENCE SOUTH  $0^{\circ}09'27''$  WEST, A DISTANCE OF 152.76 FEET WITH AN EAST LINE OF SAID CRAWFORD TRACT AND A WEST LINE OF SAID CALDWELL TRACT, TO AN IRON PIN SET ON THE SOUTH LINE OF SAID OUT LOT 1, A SOUTHEAST CORNER OF SAID CRAWFORD TRACT, A SOUTHWEST CORNER OF SAID CALDWELL TRACT, AND A NORTH LINE OF A TRACT CONVEYED DANIEL S. KING TRUSTEE OF RECORD IN OFFICIAL RECORD 217, PAGE 2221;

REFERENCE SURVEY VOL. C  
PAGE 1819 IN THE TAX MAP OFFICE  
"2023"

THENCE SOUTH 89°49'35" WEST, A DISTANCE OF 126.40 FEET WITH THE SOUTH LINE OF SAID OUT LOT 1 AND A SOUTH LINE OF SAID CRAWFORD TRACT, TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID OUT LOT 1, A SOUTHWEST CORNER OF SAID CRAWFORD TRACT, AND A SOUTHEAST CORNER OF SAID ROSS TRACT;

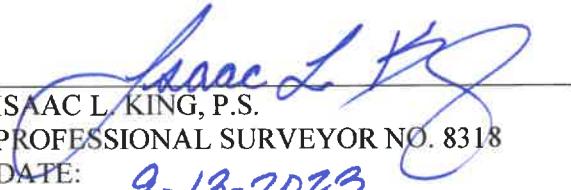
THENCE NORTH 04°17'42" EAST, A DISTANCE OF 297.47 FEET WITH THE WEST LINE OF SAID OUT LOT 1 AND A WEST LINE OF SAID CRAWFORD TRACT, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.794 ACRES OF LAND, MORE OR LESS.

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 SEPTEMBER 2023, 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 280, PAGE 1234.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 9-13-2023



Mapcheck 4: stevens

Closure Summary

Precision, 1 part in: 228857.967'  
 Error distance: 0.004'  
 Error direction: S73° 14' 31"E  
 Area: 34577.56 Sq. Ft. 0.794 ac.  
 Square area: 34577.562  
 Perimeter: 827.630'

Point of Beginning

Easting: 1793439.2239'  
 Northing: 417899.5361'

Side 1: Line

Direction: S86° 04' 24"E  
 Angle: [-86.0733 (d)]  
 Deflection angle: [93.9267 (d)]  
 Distance: 115.000'  
 Easting: 1793553.9539'  
 Northing: 417891.6609'

Side 2: Line

Direction: S4° 17' 42"W  
 Angle: [-89.6317 (d)]  
 Deflection angle: [90.3683 (d)]  
 Distance: 136.000'  
 Easting: 1793543.7687'  
 Northing: 417756.0428'

Side 3: Line

Direction: S0° 09' 27"W  
 Angle: [175.8625 (d)]  
 Deflection angle: [-4.1375 (d)]  
 Distance: 152.760'  
 Easting: 1793543.3487'  
 Northing: 417603.2834'

Side 4: Line

Direction: S89° 49' 35"W  
 Angle: [-90.3311 (d)]  
 Deflection angle: [89.6689 (d)]  
 Distance: 126.400'  
 Easting: 1793416.9493'  
 Northing: 417602.9004'

Side 5: Line

Direction: N4° 17' 42"E  
 Angle: [-85.5314 (d)]  
 Deflection angle: [94.4686 (d)]  
 Distance: 297.470'  
 Easting: 1793439.2274'  
 Northing: 417899.5350'



REFERENCE SURVEY VOL. C  
 PAGE 1879 IN THE TAX MAP OFFICE

"2023"