



ENGINEERS • SURVEYORS

Robert Lyn Makeever, P.E., P.S.

LEGAL DESCRIPTION FOR ROSIE WOOD  
TRACT 5 - 0.429 ACRES  
CITY OF UPPER SANDUSKY, COUNTY OF WYANDOT, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING A 0.429 ACRE TRACT OUT OF AN ORIGINAL 6.956 ACRE TRACT AS CONVEYED TO ROSALIE WOOD OF RECORD IN DEED BOOK 215, PAGE 664, RECORDS REFER TO THE CONUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET MARKING THE NORTHEAST CORNER OF LOT 6 OF WOODS 5<sup>TH</sup> SUBDIVISION AS CONVEYED TO CALVIN R. PREDMORE, ETUX. OF RECORD IN DEED BOOK 193, PAGE 516, SAID IRON PIN MARKING A WESTERLY CORNER OF SAID WOOD TRACT;

THENCE NORTH 00°16'11" EAST, A DISTANCE OF 145.54 FEET ALONG THE EAST LINE OF LOT 7 AS CONVEYED TO BETTY A. WALTON OF RECORD IN DEED BOOK 201, PAGE 671 AND THE EAST LINE OF LOT 7 AS CONVEYED TO WILILIAM P. MULLEN, ETUX. OF RECORD IN DEED BOOK 203, PAGE 478 TO AN IRON PIN FOUND MARKING THE NORTHWEST CORNER OF SAID WOOD TRACT AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO DOREEN CALMES DEED BOOK 130, PAGE 433;

THENCE NORTH 89°56'14" EAST, A DISTANCE OF 119.14 FEET ALONG THE SOUTH LINE OF SAID CALMES TRACT TO AN IRON PIN SET;

THENCE SOUTH 00°23'02" WEST, A DISTANCE OF 168.45 FEET ALONG THE WEST LINE OF A TRACT CONVEYED TO JOHN R. MARTIN, ETAL. CO-TRUSTEES OF RECORD IN DEED BOOK 175, PAGE 851 TO AN IRON PIN SET;

THENCE NORTH 79°08'01" WEST, A DISTANCE OF 120.87 FEET OVER AND ACROSS SAID WOOD TRACT WITH A NEW LINE TO THE POINT OF BEGINNING, CONTAINING 0.429 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 JEFFREY M. ROWE, P.S. PROFESSIONAL SURVEYOR NUMBER 7463, DATED JUNE, 2001, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARING SHOWN HEREIN ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

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: DEED BOOK 215, PAGE 664

(TRACT 5) (0.429A)

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ENGINEERS • SURVEYORS

Robert Lyn Makeever, P.E., P.S.

LEGAL DESCRIPTION FOR ROSIE WOOD  
TRACT 1 - 3.342 ACRES  
CITY OF UPPER SANDUSKY, COUNTY OF WYANDOT, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING A 3.342 ACRE TRACT OUT OF AN ORIGINAL 6.956 ACRE TRACT AS CONVEYED TO ROSALIE WOOD OF RECORD IN DEED BOOK 215, PAGE 664, RECORDS REFER TO THE CONUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A 1 1/4 INCH IRON PIN OVER A MONUMENT BOX FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 14 EAST;

THENCE NORTH 00°23'02" EAST, A DISTANCE OF 940.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 AND THE CENTERLINE OF COUNTY ROAD 121 (60 FEET IN WIDTH) TO A RAILROAD SPIKE FOUND MARKING THE SOUTHEAST CORNER OF SAID WOOD TRACT AND THE NORTHEAST CORNER OF A TRACT CONVEYED TO THE STATE OF OHIO OF RECORD IN DEED BOOK 137, PAGE 419, SAID RAILROAD SPIKE BEING REFERENCED BY AN IRON PIN FOUND NORTH 88°46'09" WEST, A DISTANCE OF 29.85 FEET AND MARKING THE POINT OF BEGINNING;

THENCE NORTH 89°36'58" WEST, A DISTANCE OF 675.00 FEET ALONG THE NORTH LINE OF SAID STATE OF OHIO TRACT TO AN IRON PIPE FOUND;

THENCE SOUTH 00°23'02" WEST, A DISTANCE OF 5.11 FEET ALONG THE WEST LINE OF SAID STATE OF OHIO TRACT TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH 03°40'17" EAST, A DISTANCE OF 4.70 FEET;

THENCE SOUTH 71°02'06" WEST, A DISTANCE OF 94.76 FEET ALONG THE NORTH LINE OF A TRACT CONVEYED TO JOHN H. ELGIN, ETUX. OF RECORD IN DEED BOOK 170, PAGE 230 TO AN IRON PIN SET IN THE EAST RIGHT-OF-WAY OF DOGWOOD LANE (40' IN WIDTH);

THENCE WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.11 FEET, A DELTA ANGLE OF 82°16'37", THE CHORD OF WHICH BEARS NORTH 29°53'46" EAST, A DISTANCE OF 144.88 FEET TO AN IRON PIN SET IN THE EAST RIGHT-OF-WAY OF SAID DOGWOOD LANE;

THENCE SOUTH 24°26'55" EAST, A DISTANCE OF 43.56 FEET ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO SARA LOU BROWN, LINDA HENIGE AND CAROL HOSTETTER OF RECORD IN OFFICIAL RECORD 10, PAGE 380 TO AN IRON PIPE FOUND;

(TRACT 1)

(3.342 A)

REFERENCE TO CITY VOL. 0  
PAGE 148 IN THE TAX MAP OFFICE

THENCE SOUTH 89°16'51" EAST, A DISTANCE OF 200.00 FEET ALONG THE SOUTH LINE OF SAID BROWN TRACT TO AN IRON PIN SET;

THENCE NORTH 29°50'01" WEST, A DISTANCE OF 368.11 FEET ALONG THE EASTERLY LINE OF SAID BROWN TRACT TO AN IRON PIPE FOUND;

THENCE SOUTH 80°13'22" EAST, A DISTANCE OF 103.96 FEET OVER AND ACROSS SAID WOOD TRACT WITH A NEW LINE TO AN IRON PIN SET;

THENCE SOUTH 89°36'58" EAST, A DISTANCE OF 357.45 FEET ALONG THE SOUTH LINE OF A TRACT CONVEYED TO NAOMI J. BEARD OF RECORD IN DEED BOOK 133, PAGE 573 TO AN IRON PIPE FOUND;

THENCE SOUTH 00°23'02" WEST, A DISTANCE OF 300.00 FEET ALONG THE WEST LINE OF A TRACT CONVEYED TO FREDERICK D. BALDUF, ETUX OF RECORD IN OFFICIAL RECORD 4, PAGE 137 TO A POINT BEING REFERENCED BY AN IRON PIPE FOUND NORTH 38°00'45" EAST, A DISTANCE OF 0.36 FEET;

THENCE SOUTH 89°36'58" EAST, A DISTANCE OF 200.00 FEET ALONG THE SOUTH LINE OF SAID BALDUF TRACT (PASSING AN IRON PIN SET AT 170.00 FEET) TO A RAILROAD SPIKE FOUND IN THE CENTERLINE OF SAID COUNTY ROAD 121, SAID SPIKE BEING REFERENCED BY AN IRON PIN SET NORTH 89°36'58" WEST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°23'02" WEST, A DISTANCE OF 50.00 FEET ALONG THE CENTERLINE OF SAID COUNTY ROAD 121 AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING, CONTAINING 3.342 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 JEFFREY M. ROWE, P.S. PROFESSIONAL SURVEYOR NUMBER 7463, DATED JUNE, 2001, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARING SHOWN HEREIN ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

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: DEED BOOK 215, PAGE 664



ENGINEERS • SURVEYORS

Robert Lyn Makeever, P.E., P.S.

LEGAL DESCRIPTION FOR ROSIE WOOD  
TRACT 2 – 0.574 ACRES  
CITY OF UPPER SANDUSKY, COUNTY OF WYANDOT, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING THE EAST PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 14 EAST, UPPER SANDUSKY, OHIO AS CONVEYED TO ROSALIE WOOD OF RECORD IN DEED BOOK 215, PAGE 664, RECORDS REFER TO THE COUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT REFERENCED BY AN IRON PIN FOUND SOUTH 26°05'53" WEST, A DISTANCE OF 0.56 FEET, MARKING THE NORTHEAST CORNER OF LOT 1 OF WOODS 5<sup>TH</sup> SUBDIVISION AS CONVEYED TO WM. MAHAFFEY, ETUX. TRUST OF RECORD IN DEED BOOK 216, PAGE 621, SAID POINT MARKING A WESTERLY CORNER OF SAID WOOD TRACT;

THENCE NORTH 29°22'38" EAST, A DISTANCE OF 93.69 FEET OVER AND ACROSS SAID WOOD TRACT WITH A NEW LINE TO AN IRON PIN SET IN THE SOUTH LINE OF A TRACT CONVEYED TO DAVID MARTIN OF RECORD IN DEED BOOK 217, PAGE 129;

THENCE SOUTH 89°36'58" EAST, A DISTANCE OF 162.14 FEET ALONG THE SOUTH LINE OF SAID MARTIN TRACT TO AN IRON PIN SET MARKING THE NORTHWEST CORNER OF A TRACT CONVEYED TO NORMAN E. BEARD ETUX. OF RECORD IN DEED BOOK 133, PAGE 573;

THENCE SOUTH 00°23'02" WEST, A DISTANCE OF 157.00 FEET ALONG THE WEST LINE OF SAID BEARD TRACT TO AN IRON PIN SET;

THENCE NORTH 80°13'22" WEST, A DISTANCE OF 103.96 FEET OVER AND ACROSS SAID WOOD TRACT TO AN IRON PIPE FOUND MARKING THE NORTHEASTERLY CORNER OF SAID MAHAFFEY TRACT;

THENCE NORTH 60°38'55" WEST, A DISTANCE OF 120.00 FEET ALONG AN EAST LINE OF SAID MAHAFFEY TRACT TO THE POINT OF BEGINNING, CONTAINING 0.574 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 JEFFREY M. ROWE, P.S. PROFESSIONAL SURVEYOR NUMBER 7463, DATED JUNE, 2001, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

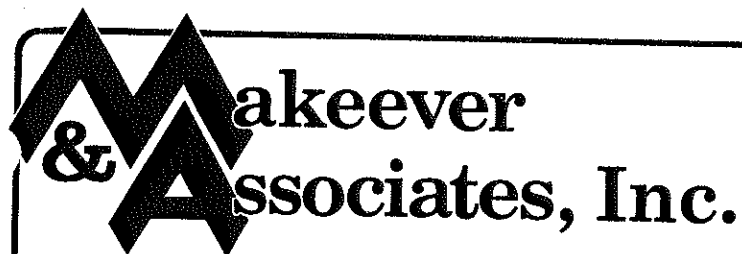
ALL BEARING SHOWN HEREIN ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY. (TRACT 2)

(0.574 A)

REFERENCE SURVEY VOL. 2  
PAGE 148 IN THE TAX MAP OFFICE

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: DEED BOOK 215, PAGE 664



ENGINEERS • SURVEYORS

Robert Lyn Makeever, P.E., P.S.

LEGAL DESCRIPTION FOR ROSIE WOOD  
TRACT 3 - 0.249 ACRES  
CITY OF UPPER SANDUSKY, COUNTY OF WYANDOT, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING THE EAST PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 14 EAST, UPPER SANDUSKY, OHIO AS CONVEYED TO ROSALIE WOOD OF RECORD IN DEED BOOK 215, PAGE 664, RECORDS REFER TO THE COUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT REFERENCED BY AN IRON PIN FOUND SOUTH  $26^{\circ}05'53''$  WEST, A DISTANCE OF 0.56 FEET, MARKING THE NORTHEAST CORNER OF LOT 1 OF WOODS 5<sup>TH</sup> SUBDIVISION AS CONVEYED TO WM. MAHAFFEY, ETUX. TRUST OF RECORD IN DEED BOOK 216, PAGE 621, SAID POINT MARKING A WESTERLY CORNER OF SAID WOOD TRACT;

THENCE NORTH  $34^{\circ}19'13''$  WEST, A DISTANCE OF 233.65 FEET ALONG THE EAST LINE OF A TRACT CONVEYED TO EARL T. SCHERTZER, ETUX OF RECORD IN DEED BOOK 173, PAGE 348 TO A POINT REFERENCED BY AN IRON PIN FOUND SOUTH  $28^{\circ}20'51''$  EAST, A DISTANCE OF 0.78 FEET;

THENCE NORTH  $89^{\circ}47'58''$  EAST, A DISTANCE OF 98.60 FEET OVER AND ACROSS SAID WOOD TRACT WITH A NEW LINE TO AN IRON PIN SET IN THE WEST LINE OF A TRACT CONVEYED TO DAVID MARTIN OF RECORD IN DEED BOOK 217, PAGE 129;

THENCE SOUTH  $00^{\circ}23'02''$  WEST, A DISTANCE OF 111.14 FEET ALONG THE WEST LINE OF SAID MARTIN TRACT TO AN IRON PIN SET;

THENCE SOUTH  $89^{\circ}36'58''$  EAST, A DISTANCE OF 79.91 FEET ALONG THE SOUTH LINE OF SAID MARTIN TRACT TO AN IRON PIN SET;

THENCE SOUTH  $29^{\circ}22'38''$  WEST, A DISTANCE OF 93.69 FEET OVER AND ACROSS SAID WOOD TRACT WITH A NEW LINE TO THE POINT OF BEGINNING, CONTAINING 0.249 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 JEFFREY M. ROWE, P.S. PROFESSIONAL SURVEYOR NUMBER 7463, DATED JUNE, 2001, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARING SHOWN HEREIN ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

(TRACT 3)

(0.249 A)

REFERENCE SURVEY VOL. 2  
PAGE 188 IN THE TAX MAP OFFICE

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: DEED BOOK 215, PAGE 664



ENGINEERS • SURVEYORS

Robert Lyn Makeever, P.E., P.S.

LEGAL DESCRIPTION FOR ROSIE WOOD  
TRACT 4 - 2.361 ACRES  
CITY OF UPPER SANDUSKY, COUNTY OF WYANDOT, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING A 2.361 ACRE TRACT OUT OF AN ORIGINAL 6.956 ACRE TRACT AS CONVEYED TO ROSALIE WOOD OF RECORD IN DEED BOOK 215, PAGE 664, RECORDS REFER TO THE CONUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE NORTHEAST CORNER OF LOT 2 OF WOODS 5<sup>TH</sup> SUBDIVISION AS CONVEYED TO EARL T. SCHERTZER ETUX. OF RECORD IN DEED BOOK 173, PAGE 348, AND THE SOUTHEAST CORNER OF LOT 3 AS CONVEYED TO ROSALIE WOOD, L.T. OF RECORD IN DEED BOOK 205, PAGE 205, SAID POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH 28°20'51"EAST, A DISTANCE OF 0.78 FEET;

THENCE NORTH 00°16'11" EAST, A DISTANCE OF 461.82 FEET ALONG THE EAST LINE OF SAID LOT 3, LOT 4 AS CONVEYED TO ROSALIE WOOD L.T. OF RECORD IN OFFICIAL RECORD 29, PAGE 114, THE EAST LINE OF LOT 5 AS CONVEYED TO TERRY L. HUNT, ETUX. OF RECORD IN DEED BOOK 214, PAGE 86 AND ALONG THE EAST LINE OF LOT 6 AS CONVEYED TO CALVIN R. PREDMORE, ETUX. OF RECORD IN DEED BOOK 193, PAGE 516 TO AN IRON PIN SET;

THENCE SOUTH 79°08'01" EAST, A DISTANCE OF 120.87 FEET OVER AND ACROSS SAID WOOD TRACT WITH A NEW LINE TO AN IRON PIN SET;

THENCE SOUTH 89°36'58" EAST, A DISTANCE OF 144.50 FEET ALONG THE SOUTH LINE OF A TRACT CONVEYED TO JOHN R. MARTIN, ETAL CO-TRUSTEES OF RECORD IN DEED BOOK 175, PAGE 851 TO AN IRON PIN SET;

THENCE SOUTH 00°23'02" WEST, A DISTANCE OF 100.00 FEET ALONG THE WEST LINE OF A TRACT CONVEYED TO JOHN R. MARTIN, ETAL. TRUSTEES OF RECORD IN DEED BOOK 177, PAGE 86 TRACT TO AN IRON PIN SET;

THENCE NORTH 89°36'58" WEST, A DISTANCE OF 75.40 FEET ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO DAVID A. MCLAUGHLIN, ETUX. OF RECORD IN DEED BOOK 176, PAGE 830 TO AN IRON PIN SET;

THENCE SOUTH 00°23'02" WEST, A DISTANCE OF 100.00 FEET ALONG THE WEST LINE OF SAID MCLAUGHLIN TRACT TO AN IRON PIN SET;

THENCE SOUTH 89°36'58" EAST, A DISTANCE OF 130.20 FEET ALONG THE SOUTH LINE OF SAID MCLAUGHLIN TRACT TO AN IRON PIN SET;

(TRACT 4)  
(2.361A)  
REFERENCE SURVEY VOL. D  
PAGE 148 IN THE TAX MAP OFFICE



THENCE SOUTH  $00^{\circ}23'02\frac{1}{2}''$  WEST, A DISTANCE OF 150.00 FEET ALONG THE WEST LINE OF A TRACT CONVEYED TO ALMA HENSEL OF RECORD IN DEED BOOK 137, PAGE 7 AND DEED BOOK 155, PAGE 141 TO AN IRON PIN SET;

THENCE NORTH  $89^{\circ}36'58''$  WEST, A DISTANCE OF 218.70 FEET ALONG THE NORTH LINE OF A TRACT CONVEYED TO NAOMI J. BEARD OF RECORD IN DEED BOOK 133, PAGE 573 TO AN IRON PIN SET;

THENCE SOUTH  $00^{\circ}23'02''$  WEST, A DISTANCE OF 88.86 FEET ALONG THE WEST LINE OF SAID BEARD TRACT TO AN IRON PIN SET;

THENCE SOUTH  $89^{\circ}49'10''$  WEST, A DISTANCE OF 98.53 FEET OVER AND ACROSS SAID WOOD TRACT TO THE POINT OF BEGINNING, CONTAINING 2.361 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 JEFFREY M. ROWE, P.S. PROFESSIONAL SURVEYOR NUMBER 7463, DATED JUNE, 2001, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARING SHOWN HEREIN ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE  $\frac{5}{8}''$  O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: DEED BOOK 215, PAGE 664



ENGINEERS • SURVEYORS

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LEGAL DESCRIPTION FOR ROSIE WOOD  
TRACT 5 - 0.429 ACRES  
CITY OF UPPER SANDUSKY, COUNTY OF WYANDOT, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING A 0.429 ACRE TRACT OUT OF AN ORIGINAL 6.956 ACRE TRACT AS CONVEYED TO ROSALIE WOOD OF RECORD IN DEED BOOK 215, PAGE 664, RECORDS REFER TO THE CONUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET MARKING THE NORTHEAST CORNER OF LOT 6 OF WOODS 5<sup>TH</sup> SUBDIVISION AS CONVEYED TO CALVIN R. PREDMORE, ETUX. OF RECORD IN DEED BOOK 193, PAGE 516, SAID IRON PIN MARKING A WESTERLY CORNER OF SAID WOOD TRACT;

THENCE NORTH 00°16'11" EAST, A DISTANCE OF 145.54 FEET ALONG THE EAST LINE OF LOT 7 AS CONVEYED TO BETTY A. WALTON OF RECORD IN DEED BOOK 201, PAGE 671 AND THE EAST LINE OF LOT 7 AS CONVEYED TO WILILIAM P. MULLEN, ETUX. OF RECORD IN DEED BOOK 203, PAGE 478 TO AN IRON PIN FOUND MARKING THE NORTHWEST CORNER OF SAID WOOD TRACT AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO DOREEN CALMES DEED BOOK 130, PAGE 433;

THENCE NORTH 89°56'14" EAST, A DISTANCE OF 119.14 FEET ALONG THE SOUTH LINE OF SAID CALMES TRACT TO AN IRON PIN SET;

THENCE SOUTH 00°23'02" WEST, A DISTANCE OF 168.45 FEET ALONG THE WEST LINE OF A TRACT CONVEYED TO JOHN R. MARTIN, ETAL. CO-TRUSTEES OF RECORD IN DEED BOOK 175, PAGE 851 TO AN IRON PIN SET;

THENCE NORTH 79°08'01" WEST, A DISTANCE OF 120.87 FEET OVER AND ACROSS SAID WOOD TRACT WITH A NEW LINE TO THE POINT OF BEGINNING, CONTAINING 0.429 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 JEFFREY M. ROWE, P.S. PROFESSIONAL SURVEYOR NUMBER 7463, DATED JUNE, 2001, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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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: DEED BOOK 215, PAGE 664

TRACT 5)  
(0.429 A)

REFERENCE SURVEY VOL. 0  
PAGE 148 IN THE TAX MAP OFFICE



ENGINEERS • SURVEYORS

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LEGAL DESCRIPTION FOR ROSIE WOOD  
TRACT 4 - 2.361 ACRES  
CITY OF UPPER SANDUSKY, COUNTY OF WYANDOT, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING A 2.361 ACRE TRACT OUT OF AN ORIGINAL 6.956 ACRE TRACT AS CONVEYED TO ROSALIE WOOD OF RECORD IN DEED BOOK 215, PAGE 664, RECORDS REFER TO THE CONUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE NORTHEAST CORNER OF LOT 2 OF WOODS 5<sup>TH</sup> SUBDIVISION AS CONVEYED TO EARL T. SCHERTZER ETUX. OF RECORD IN DEED BOOK 173, PAGE 348, AND THE SOUTHEAST CORNER OF LOT 3 AS CONVEYED TO ROSALIE WOOD, L.T. OF RECORD IN DEED BOOK 205, PAGE 205, SAID POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH 28°20'51"EAST, A DISTANCE OF 0.78 FEET;

THENCE NORTH 00°16'11" EAST, A DISTANCE OF 461.82 FEET ALONG THE EAST LINE OF SAID LOT 3, LOT 4 AS CONVEYED TO ROSALIE WOOD L.T. OF RECORD IN OFFICIAL RECORD 29, PAGE 114, THE EAST LINE OF LOT 5 AS CONVEYED TO TERRY L. HUNT, ETUX. OF RECORD IN DEED BOOK 214, PAGE 86 AND ALONG THE EAST LINE OF LOT 6 AS CONVEYED TO CALVIN R. PREDMORE, ETUX. OF RECORD IN DEED BOOK 193, PAGE 516 TO AN IRON PIN SET;

THENCE SOUTH 79°08'01" EAST, A DISTANCE OF 120.87 FEET OVER AND ACROSS SAID WOOD TRACT WITH A NEW LINE TO AN IRON PIN SET;

THENCE SOUTH 89°36'58" EAST, A DISTANCE OF 144.50 FEET ALONG THE SOUTH LINE OF A TRACT CONVEYED TO JOHN R. MARTIN, ETAL CO-TRUSTEES OF RECORD IN DEED BOOK 175, PAGE 851 TO AN IRON PIN SET;

THENCE SOUTH 00°23'02" WEST, A DISTANCE OF 100.00 FEET ALONG THE WEST LINE OF A TRACT CONVEYED TO JOHN R. MARTIN, ETAL. TRUSTEES OF RECORD IN DEED BOOK 177, PAGE 86 TRACT TO AN IRON PIN SET;

THENCE NORTH 89°36'58" WEST, A DISTANCE OF 75.40 FEET ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO DAVID A. MCLAUGHLIN, ETUX. OF RECORD IN DEED BOOK 176, PAGE 830 TO AN IRON PIN SET;

THENCE SOUTH 00°23'02" WEST, A DISTANCE OF 100.00 FEET ALONG THE WEST LINE OF SAID MCLAUGHLIN TRACT TO AN IRON PIN SET;

THENCE SOUTH 89°36'58" EAST, A DISTANCE OF 130.20 FEET ALONG THE SOUTH LINE OF SAID MCLAUGHLIN TRACT TO AN IRON PIN SET;

(TRACT 4)(2.361A)

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THENCE SOUTH 00°23'023" WEST, A DISTANCE OF 150.00 FEET ALONG THE WEST LINE OF A TRACT CONVEYED TO ALMA HENSEL OF RECORD IN DEED BOOK 137, PAGE 7 AND DEED BOOK 155, PAGE 141 TO AN IRON PIN SET;

THENCE NORTH 89°36'58" WEST, A DISTANCE OF 218.70 FEET ALONG THE NORTH LINE OF A TRACT CONVEYED TO NAOMI J. BEARD OF RECORD IN DEED BOOK 133, PAGE 573 TO AN IRON PIN SET;

THENCE SOUTH 00°23'02" WEST, A DISTANCE OF 88.86 FEET ALONG THE WEST LINE OF SAID BEARD TRACT TO AN IRON PIN SET;

THENCE SOUTH 89°49'10" WEST, A DISTANCE OF 98.53 FEET OVER AND ACROSS SAID WOOD TRACT TO THE POINT OF BEGINNING, CONTAINING 2.361 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 JEFFREY M. ROWE, P.S. PROFESSIONAL SURVEYOR NUMBER 7463, DATED JUNE, 2001, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARING SHOWN HEREIN ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

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: DEED BOOK 215, PAGE 664