



ENGINEERS • SURVEYORS

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## TRACT 2

### 0.27 S.F. RIGHT-OF-WAY DEDICATION OF A PORTION OF GAMBER'S 5<sup>TH</sup> ADDITION TO THE CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING 0.27 SQUARE FOOT RIGHT-OF-WAY DEDICATION FOR BETTY LOU COURT AS SHOWN ON GAMBER'S 5TH ADDITION OF RECORD IN PLAT BOOK 4, PAGE 19, BEING OUT OF A TRACT CONVEYED TO CARLOS G. BAKER OF RECORD IN OFFICIAL RECORD 36, PAGE 348, RECORDS REFER TO COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET MARKING THE NORTHWEST CORNER OF SAID GAMBER'S 5TH ADDITION AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO CARLOS G. BAKER OF RECORD IN DEED BOOK 181, PAGE 825;

THENCE NORTH 58°23'03" EAST, A DISTANCE OF 57.47 FEET WITH A NORTH LINE OF SAID GAMBER'S 5TH ADDITION AND THE SOUTH LINE OF SAID BAKER TRACT OF RECORD IN DEED BOOK 181, PAGE 825 TO AN IRON PIN SET MARKING THE POINT OF BEGINNING;

THENCE NORTH 58°23'03" EAST, A DISTANCE OF 4.31 FEET WITH A NORTH LINE OF SAID GAMBER'S 5TH ADDITION, THE NORTH LINE OF LOT 1 OF SAID GAMBER'S 5TH AS CONVEYED TO CARLOS G. BAKER OF RECORD IN OFFICIAL RECORD 36, PAGE 348, AND THE SOUTH LINE OF SAID BAKER TRACT OF RECORD IN DEED BOOK 181, PAGE 825 TO AN IRON PIN SET;

THENCE SOUTH 26°39'57" EAST, A DISTANCE OF 0.19 FEET OVER AND ACROSS SAID LOT 1 OF SAID GAMBER'S 5TH AS CONVEYED TO CARLOS G. BAKER OF RECORD IN OFFICIAL RECORD 36, PAGE 348 TO AN IRON PIN SET, SAID IRON PIN BEING ON THE NORTH RIGHT-OF-WAY OF BETTY LOU COURT AND THE WEST LINE OF SAID LOT 1 OF SAID GAMBER'S 5TH AS CONVEYED TO CARLOS G. BAKER OF RECORD IN OFFICIAL RECORD 36, PAGE 348;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BETTY LOU COURT, THE WEST LINE OF LOT 1 OF GAMBER'S 5TH AS CONVEYED TO CARLOS G. BAKER OF RECORD IN OFFICIAL RECORD 36, PAGE 348 WITH AN ARC OF A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 04°57'00", A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 4.32 FEET, THE CHORD OF WHICH BEARS SOUTH 60°51'33" WEST, A DISTANCE OF 4.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.27 S.F. OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTIONS WERE PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFERY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED MAY 05, 2004 AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE GRID, NORTH ZONE, ESTABLISHED USING NAD 83 STATE PLANE COORDINATES.

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER & ASSOC." UNLESS OTHERWISE NOTED.



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## TRACT 1

**0.022 ACRES (962 S.F.) RIGHT-OF-WAY DEDICATION  
OF A PORTION OF GAMBER'S 5<sup>TH</sup> ADDITION TO THE  
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING 0.022 ACRE RIGHT-OF-WAY DEDICATION FOR BETTY LOU COURT AS SHOWN ON GAMBER'S 5TH ADDITION OF RECORD IN PLAT BOOK 4, PAGE 19, BEING OUT OF A COMMON GREEN AREA AS SHOWN IN SAID GAMBER'S 5TH ADDITION, RECORDS REFER TO COUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN SET MARKING THE NORTHWEST CORNER OF SAID GAMBER'S 5TH ADDITION AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO CARLOS G. BAKER OF RECORD IN DEED BOOK 181, PAGE 825, SAID IRON PIN BEING ON THE EAST RIGHT-OF-WAY LINE OF THE CHESAPEKE AND OHIO RAILROAD;

THENCE NORTH 58°23'03" EAST, A DISTANCE OF 57.47 FEET WITH A NORTH LINE OF SAID GAMBER'S 5TH ADDITION AND THE SOUTH LINE OF SAID BAKER TRACT OF RECORD IN DEED BOOK 181, PAGE 825 TO AN IRON PIN SET IN THE WEST RIGHT-OF-WAY LINE OF BETTY LOU COURT (50 FEET IN WIDTH);

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF SAID BETTY LOU COURT WITH AN ARC OF A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 85°03'00", A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 74.22 FEET, THE CHORD OF WHICH BEARS SOUTH 15°51'33" WEST, A DISTANCE OF 67.59 FEET TO AN IRON PIN SET;

THENCE SOUTH 63°20'03" WEST, A DISTANCE OF 11.57 FEET OVER AND ACROSS SAID COMMON GREEN OF SAID GAMBER'S 5TH ADDITION TO AN IRON PIN SET ON THE EAST RIGHT-OF-WAY LINE OF SAID CHESAPEKE AND OHIO RAILROAD AND THE WEST LINE OF SAID GAMBER'S 5TH ADDITION;

THENCE NORTH 26°39'57" WEST, A DISTANCE OF 44.86 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID CHESAPEKE AND OHIO RAILROAD AND THE WEST LINE OF SAID GAMBER'S 5TH ADDITION TO POINT OF BEGINNING, AND CONTAINING 0.022 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFERY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED MAY 03, 2004 AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE GRID,  
NORTH ZONE, ESTABLISHED USING NAD 83 STATE PLANE COORDINATES.

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW  
PLASTIC CAPS STAMPED "MAKEEVER & ASSOC." UNLESS OTHERWISE NOTED.