



ENGINEERS •
SURVEYORS

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LEGAL DESCRIPTION FOR UPPER UNITED DEVELOPMENT CORP.

0.591 ACRES

CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, AND BEING PART OF AN UNNUMBERED LOT OF HIGHLAND ACRES SUBDIVISION NUMBER 2, AS SHOWN AND DELINEATED IN PLAT CABINET A SLIDE 466, THE SOUTHEAST QUARTER OF SECTION 20 AND ALSO PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 13 EAST, CRANE TOWNSHIP, AND BEING 0.591 ACRES TOTAL, CONVEYED TO UPPER UNITED DEVELOPMENT CORP., OF RECORD IN DEED BOOK 146, PAGE 146, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT 201 OF SAID HIGHLAND ACRES SUBDIVISION NO. 2, ALSO CONVEYED TO UPPER UNITED DEVELOPMENT CORP. IN DEED BOOK 146, PAGE 146, A SOUTHERLY CORNER OF SAID UNNUMBERED LOT, A NORTHERLY CORNER OF FREE AREA #6 CONVEYED TO THE CITY OF UPPER SANDUSKY IN PLAT CABINET A, SLIDE 608 HIGHLAND ACRES NUMBER 9 AND FREE AREA DEDICATION;

THENCE NORTH 25°03'20" WEST, A DISTANCE OF 82.15 FEET WITH THE EAST LINE OF SAID LOT 201 AND A WEST LINE OF SAID UNNUMBERED LOT, TO AN IRON PIN FOUND AT A NORTHEAST CORNER OF SAID LOT 201 AND A SOUTHEAST CORNER OF LOT 200 ALSO CONVEYED TO UPPER UNITED DEVELOPMENT CORP. OF RECORD IN DEED BOOK 146, PAGE 146;

THENCE NORTH 25°03'19" WEST, A DISTANCE OF 85.15 FEET WITH THE EAST LINE OF SAID LOT 200 AND A WEST LINE OF SAID UNNUMBERED LOT, TO AN IRON PIN FOUND AT A NORTHEAST CORNER OF SAID LOT 200 AND A SOUTHEAST CORNER OF LOT 199 ALSO CONVEYED TO UPPER UNITED DEVELOPMENT CORP. OF RECORD IN DEED BOOK 146, PAGE 146;

THENCE NORTH 29°54'31" WEST, A DISTANCE OF 101.00 FEET WITH THE EAST LINE OF SAID LOT 199 AND A WEST LINE OF SAID UNNUMBERED LOT, TO AN IRON PIPE FOUND AT A NORTHEAST CORNER OF SAID LOT 199, A SOUTHEAST CORNER OF LOT 198 CONVEYED TO GARY W. HARR OF RECORD IN DEED BOOK 190, PAGE 889, AND A SOUTHWEST CORNER OF LOT 186 CONVEYED TO SHEILA K YORK AND LARRY D. ZOLL, JTS, OF RECORD IN OFFICIAL RECORD 249, PAGE 2010;

REFERENCE SURVEY VOL. D
PAGE 630 IN THE TAX MAP OFFICE
"2019"

THENCE SOUTH $86^{\circ}09'33''$ EAST, A DISTANCE OF 26.27 FEET WITH A NORTH LINE OF UNNUMBERED LOT, A NORTH LINE OF SAID UPPER UNITED DEVELOPMENT TRACT, A SOUTH LINE OF SAID LOT 186, AND A SOUTH LINE OF SAID YORK TRACT, TO AN IRON PIPE FOUND AT A SOUTHWEST CORNER OF LOT 185 ALSO CONVEYED TO UPPER UNITED DEVELOPMENT CORP. OF RECORD IN DEED BOOK 146, PAGE 146, A CORNER OF SAID UNNUMBERED LOT, A SOUTHEAST CORNER OF SAID LOT 186, AND A SOUTHEAST CORNER OF SAID YORK TRACT;

THENCE SOUTH $85^{\circ}46'06''$ EAST, A DISTANCE OF 112.23 FEET WITH THE A SOUTH LINE OF SAID LOT 185 AND A NORTH LINE OF SAID UNNUMBERED LOT, TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 185 AND A SOUTHWEST CORNER OF LOT 184 ALSO CONVEYED TO UPPER UNITED DEVELOPMENT CORP. OF RECORD IN DEED BOOK 146, PAGE 146;

THENCE NORTH $74^{\circ}03'30''$ EAST, A DISTANCE OF 98.00 FEET WITH THE SOUTH LINE OF SAID LOT 184 AND A NORTH LINE OF SAID UNNUMBERED LOT, TO AN IRON PIN FOUND AT A SOUTHEAST CORNER OF SAID LOT 184, THE NORTHEAST CORNER OF SAID UNNUMBERED LOT AND A NORTHWEST CORNER OF SAID FREE AREA NUMBER 6;

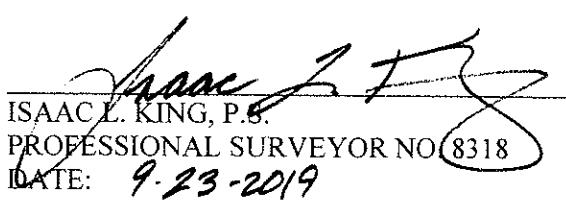
THENCE SOUTH $23^{\circ}28'19''$ WEST, A DISTANCE OF 279.07 FEET WITH AN EAST LINE OF SAID UPPER UNITED DEVELOPMENT TRACT AND A WEST LINE OF SAID FREE AREA NUMBER 6, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 0.591 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY, AND PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED SEPTEMBER, 2019, 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).

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 146, PAGE 146.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO 8318
DATE: 9-23-2019



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Mapcheck 1: TRIANGLE

2018-127-002 TRIANGLE.txt

Closure Summary

Precision, 1 part in: 240870.002'
 Error distance: 0.003'
 Error direction: N27° 25' 11"E
 Area: 25765.97 Sq. Ft. 0.591 ACRES
 Square area: 25765.970
 Perimeter: 783.870'
 Point of Beginning
 Easting: 1753958.0260'
 Northing: 430843.0550'
 Side 1: Line
 Direction: N25° 03' 20"W
 Angle: [154.9444 (d)]
 Deflection angle: [-25.0556 (d)]
 Distance: 82.150'
 Easting: 1753923.2357'
 Northing: 430917.4745'
 Side 2: Line
 Direction: N25° 03' 19"W
 Angle: [-179.9997 (d)]
 Deflection angle: [0.0003 (d)]
 Distance: 85.150'
 Easting: 1753887.1754'
 Northing: 430994.6118'
 Side 3: Line
 Direction: N29° 54' 31"W
 Angle: [175.1467 (d)]
 Deflection angle: [-4.8533 (d)]
 Distance: 101.000'
 Easting: 1753836.8149'
 Northing: 431082.1608'
 Side 4: Line
 Direction: S86° 09' 33"E
 Angle: [-56.2506 (d)]
 Deflection angle: [123.7494 (d)]
 Distance: 26.270'
 Easting: 1753863.0259'
 Northing: 431080.4011'
 Side 5: Line
 Direction: S85° 46' 06"E
 Angle: [-179.6092 (d)]
 Deflection angle: [0.3908 (d)]
 Distance: 112.230'
 Easting: 1753974.9500'
 Northing: 431072.1198'
 Side 6: Line
 Direction: N74° 03' 30"E
 Angle: [159.8267 (d)]
 Deflection angle: [-20.1733 (d)]
 Distance: 98.000'
 Easting: 1754069.1811'
 Northing: 431099.0363'
 Side 7: Line
 Direction: S23° 28' 19"W
 Angle: [-50.5864 (d)]
 Deflection angle: [129.4136 (d)]
 Distance: 279.070'
 Easting: 1753958.0275'
 Northing: 430843.0579'



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