



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

REFERENCE SURVEY VOL

C

PAGE 486 IN THE TAX MAP OFFICE

## 5.159 ACRE TRACT

## CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING A 5.159 ACRE TRACT OUT OF A TRACT CONVEYED TO EVELYN POWELL AND PAUL R. HILDERBRAND OF RECORD IN DEED BOOK 176, PAGE 708, RECORDS REFER TO THE RECORDER'S OFFICE, WYANDOT COUNTY, OHIO, SAID 5.159 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE, AT A PK NAIL OVER A STONE AND MONUMENT BOX FOUND AT THE SOUTHWEST CORNER, OF SAID NORTHEAST QUARTER, SAID PK BEING IN THE CENTERLINE OF STATE ROUTE 182 (50 FEET IN WIDTH);

THENCE NORTH 00°54'14" WEST, A DISTANCE OF 25.00 FEET WITH THE NORTH - SOUTH HALF SECTION LINE OF SAID SECTION 33 TO AN IRON PIN SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROUTE 182, SAID IRON PIN MARKING THE POINT OF BEGINNING;

THENCE NORTH 00°54'14" WEST, A DISTANCE OF 1,505.42 FEET WITH SAID NORTH - SOUTH HALF SECTION LINE AND OVER AND ACROSS SAID POWELL - HILDERBRAND TRACT TO A 1/2" IRON PIN FOUND CAPPED "VBK 7457", SAID IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THE TRUSTEES OF THE TRINITY EVANGELICAL CHURCH OF RECORD IN DEED BOOK 214, PAGE 494;

THENCE NORTH 89°06'28" EAST, A DISTANCE OF 111.36 FEET WITH THE SOUTH LINE OF SAID TRINITY EVANGELICAL TRACT AND A NORTH LINE OF SAID POWELL - HILDERBRAND TRACT TO A IRON PIN FOUND IN THE WEST LINE OF A TRACT CONVEYED TO THE TRUSTEES OF THE TRINITY UNITED METHODIST CHURCH OF RECORD IN OFFICIAL RECORD 20, PAGE 703;

THENCE SOUTH 00°09'49" EAST, A DISTANCE OF 800.00 FEET WITH AN EAST LINE OF SAID POWELL - HILDERBRAND TRACT, THE WEST LINE OF SAID TRUSTEES OF THE TRINITY UNITED METHODIST CHURCH TRACT AND THE WEST OF A TRACT CONVEYED TO TRUSTEES OF TRINITY EVANGELICAL CHURCH OF RECORD IN DEED BOOK 210, PAGE 832 (PASSING AN IRON PIN FOUND AT 446.00 FEET) TO A IRON PIN FOUND;

THENCE NORTH 89°06'36" EAST, A DISTANCE OF 98.39 FEET WITH A NORTH LINE OF SAID POWELL - HILDERBRAND TRACT AND THE SOUTH LINE OF SAID TRUSTEES OF TRINITY EVANGELICAL CHURCH TO A IRON PIN FOUND MARKING THE NORTHWEST CORNER OF A TRACT CONVEYED TO MICHAEL AND KATHY REAMER OF RECORD IN DEED BOOK 214, PAGE 457;

THENCE SOUTH  $00^{\circ}40'57''$  EAST, A DISTANCE OF 706.20 FEET WITH THE EAST LINE OF SAID POWELL - HILDERBRAND TRACT, THE WEST LINE OF SAID REAMER TRACT AND THE WEST LINE OF A TRACT CONVEYED TO GLADYS G. SMITH, ETAL OF RECORD IN DEED BOOK 199, PAGE 748 (PASSING AN IRON PIN FOUND AT 466.20 FEET) TO A IRON PIN SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROUTE 182;

THENCE SOUTH  $89^{\circ}19'03''$  WEST, A DISTANCE OF 196.68 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROUTE 182 TO THE POINT OF BEGINNING, CONTAINING 5.159 ACRES, 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 APRIL 30, 2001, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

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

BEARINGS SHOWN HEREON ARE AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

PRIOR DEED REFERENCES: DEED BOOK 176, PAGE 708.