



ENGINEERS • SURVEYORS

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**LEGAL DESCRIPTION FOR GARY WARD  
0.371 ACRE TRACT  
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, STATE OF OHIO  
TRACT 1**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING ALL OF LOT 22B, AND PART OF LOT 23B OF THE GLENHAVEN SUBDIVISION NUMBER 3 OF SAID CITY OF UPPER SANDUSKY OF RECORD IN PLAT BOOK 3, PAGE 214, BEING A 0.371 ACRE TRACT AS CONVEYED TO JW GLENHAVEN CORP OF RECORD IN DEED BOOK 216, PAGE 275, AND DEED BOOK 214, PAGE 316, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID LOT 22B, AND AT THE NORTHEAST CORNER OF LOT 21B OF SAID GLENHAVEN SUBDIVISION NUMBER 3 AS CONVEYED TO KEVIN R. BAKER ETUX OF RECORD IN DEED BOOK 215, PAGE 15, SAID IRON PIN ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SUNSET DRIVE (60 FEET IN WIDTH);

THENCE NORTH  $89^{\circ}57'08''$  EAST, A DISTANCE OF 104.75 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SUNSET DRIVE, AND THE NORTH LINE OF SAID LOT 22B TO AN IRON PIN SET;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF  $90^{\circ}45'15''$ , AN ARC LENGTH OF 31.68 FEET, THE CHORD OF WHICH BEARS SOUTH  $44^{\circ}40'15''$  EAST, A DISTANCE OF 28.47 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SUNSET DRIVE TO AN IRON PIN SET ON THE WEST RIGHT-OF-WAY LINE OF POLARIS DRIVE (50 FEET IN WIDTH);

THENCE SOUTH  $00^{\circ}42'22''$  WEST, A DISTANCE OF 109.74 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID POLARIS DRIVE, THE EAST LINE OF SAID LOT 22B, AND 23B TO AN IRON PIN SET;

THENCE SOUTH  $89^{\circ}57'08''$  WEST, A DISTANCE OF 125.01 FEET OVER AND ACROSS SAID LOT 23B AS CONVEYED TO SAID GLENHAVEN CORP. OF RECORD IN DEED BOOK 214, PAGE 316 TO AN IRON PIN SET ON THE EAST LINE OF LOT 20B OF SAID GLENHAVEN SUBDIVISION NUMBER 3 AS CONVEYED TO JO ANN NEUMEISTER OF RECORD IN DEED BOOK 216, PAGE 131;

REFERENCE SURVEY VOL. C  
PAGE 619 IN THE TAX MAP OFFICE

(TRACT 1) (0.371 AC.)

THENCE NORTH 00°42'22" EAST, A DISTANCE OF 130.00 FEET WITH THE WEST LINE OF SAID LOTS 23B, AND 22B, AND THE EAST LINE OF SAID LOTS 20B, AND 21B TO THE POINT OF BEGINNING, AND CONTAINING 0.371 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, 2002, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON 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 & ASSOC." UNLESS OTHERWISE NOTED.

PRIOR REFERENCE: DEED BOOK 216, PAGE 275, AND DEED BOOK 214, PAGE 316.



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**LEGAL DESCRIPTION FOR GARY WARD  
0.394 ACRE TRACT  
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, STATE OF OHIO  
TRACT 2**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF LOT 23B, AND PART OF LOT 24B OF THE GLENHAVEN SUBDIVISION NUMBER 3 OF SAID CITY OF UPPER SANDUSKY OF RECORD IN PLAT BOOK 3, PAGE 214, BEING A 0.394 ACRE TRACT AS CONVEYED TO JW GLENHAVEN CORP. OF RECORD IN DEED BOOK 214, PAGE 316, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT 22B AS CONVEYED TO SAID JW GLENHAVEN CORP. OF RECORD IN DEED BOOK 216, PAGE 275, AND THE NORTHEAST CORNER OF LOT 21B, AS CONVEYED TO KEVIN R. BAKER ETUX OF RECORD IN DEED BOOK 215, PAGE 15 OF SAID GLENHAVEN SUBDIVISION NUMBER 3, SAID IRON PIN ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SUNSET DRIVE (60 FEET IN WIDTH);

THENCE SOUTH  $00^{\circ}42'22''$  WEST, A DISTANCE OF 130.00 FEET WITH THE WEST LINES OF SAID LOT 22B AND 23B, AS CONVEYED TO SAID JW GLENHAVEN CORP. OF RECORD IN SAID DEED BOOK 214, PAGE 316, AND THE EAST LINES OF SAID LOTS 21B AND 20B, AS CONVEYED TO JO ANN NEUMEISTER OF RECORD IN DEED BOOK 216, PAGE 131 TO AN IRON PIN SET AT THE POINT OF BEGINNING;

THENCE NORTH  $89^{\circ}57'08''$  EAST, A DISTANCE OF 125.01 FEET OVER AND ACROSS SAID LOT 23B TO AN IRON PIN SET ON THE WEST RIGHT-OF-WAY LINE OF POLARIS DRIVE (50 FEET IN WIDTH);

THENCE SOUTH  $00^{\circ}42'22''$  WEST, A DISTANCE OF 140.30 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID POLARIS DRIVE, THE EAST LINE OF SAID LOT 23B, AND 24B TO A POINT, PASSING AN IRON PIN SET FOR REFERENCE AT 135.30 FEET;

THENCE NORTH  $87^{\circ}09'13''$  WEST, A DISTANCE OF 125.09 FEET OVER AND ACROSS SAID LOT 24B TO AN IRON PIN SET ON THE EAST LINE OF LOT 19B AS CONVEYED TO SAID NEUMEISTER;

REFERENCE SURVEY VOL. C  
PAGE 619 IN THE TAX MAP OFFICE

(TRACT 2) (0.394 AC)

THENCE NORTH 00°42'22" EAST, A DISTANCE OF 133.98 FEET WITH THE WEST LINES OF SAID LOTS 24B AND 23B, AND THE EAST LINES OF SAID LOTS 19B AND 20B TO THE POINT OF BEGINNING, AND CONTAINING 0.394 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, 2002, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON 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 & ASSOC." UNLESS OTHERWISE NOTED.

PRIOR REFERENCE: DEED BOOK 214, PAGE 316.