



ENGINEERS - SURVEYORS

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LEGAL DESCRIPTION FOR JOHN BLANKENSHIP

0.211 AC.

VILLAGE OF NEVADA AND ANTRIM TOWNSHIP, WYANDOT COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, VILLAGE OF NEVADA, BEING PART OF LOT 12 AS SHOWN AND DELINEATED IN PLAT BOOK 1, PAGE 3, AND PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 15 EAST, ANTRIM TOWNSHIP, BEING A TRACT OF LAND AS CONVEYED TO ELLEN R. RIFE OF RECORD IN DEED BOOK 182, PAGE 176, RECORDS REFER TO THE RECORDER'S OFFICE, WYANDOT COUNTY, OHIO, SAID 0.211 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTHEAST CORNER OF SAID ELLEN R. RIFE TRACT, SAID POINT ALSO MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF AYERS STREET (60 FEET IN WIDTH) AND THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET (40 FEET IN WIDTH);

THENCE SOUTH 04°05'06" WEST, A DISTANCE OF 95.29 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID AYERS STREET AND THE EAST LINE OF SAID RIFE TRACT TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF A TRACT AS CONVEYED TO LUCILLE M. TRAXLER OF RECORD IN DEED BOOK 154, PAGE 263, AND DEED BOOK 192, PAGE 789;

THENCE NORTH 85°52'26" WEST, A DISTANCE OF 100.00 FEET ALONG THE NORTH LINE OF SAID TRAXLER TRACT AND THE SOUTH LINE OF SAID RIFE TRACT TO AN IRON PIN SET ON THE EAST LINE OF A TRACT AS CONVEYED TO TIMOTHY M. GOODMAN, ETUX OF RECORD IN DEED BOOK 209, PAGE 172;

THENCE NORTH 04°05'06" EAST, A DISTANCE OF 88.22 FEET WITH THE WEST LINE OF SAID RIFE TRACT AND THE EAST LINE OF SAID GOODMAN TRACT TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTER STREET, SAID IRON PIN IS AT THE NORTHEAST CORNER OF SAID GOODMAN TRACT AND AT THE NORTHWEST CORNER OF SAID RIFE TRACT;

THENCE SOUTH 89°54'53" EAST, A DISTANCE OF 100.24 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTER STREET AND THE NORTH LINE OF SAID RIFE TRACT, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.211 ACRE OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED BY MAKEEVER AND ASSOCIATES IN NOVEMBER, 2002 UNDER THE DIRECT SUPERVISION OF BRETT R. TIEBEN, P.S., PROFESSIONAL SURVEYOR NUMBER 8191, 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.
PRIOR DEED REFERENCE: DEED BOOK 182, PAGE 176.

REFERENCE SURVEY VOL. C
PAGE 654 IN THE TAX MAP OFFICE
(LANDS 03-03-15)