



ENGINEERS *
SURVEYORS

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**LEGAL DESCRIPTION FOR DESIGN BUILD ASSOCIATES
0.899 ACRES
CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING PART OF THE SOUTHWEST QUARTER OF SAID SECTION, A 0.899 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO NEW HAVEN INVESTMENTS, LLC OF RECORD IN DEED BOOK 216, PAGE 705, 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 LOT 17 OF RIVER'S EDGE SUBDIVISION, CONVEYED TO RUTH ANN FREY, OF RECORD IN OFFICIAL RECORD 219, PAGE 2428, THE EAST RIGHT-OF-WAY LINE OF PHEASANT RUN (60 FEET IN WIDTH), AND A SOUTHWEST CORNER OF SAID NEW HAVEN INVESTMENTS TRACT;

THENCE NORTH $35^{\circ}19'13''$ EAST, A DISTANCE OF 40.71 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID PHEASANT RUN AND A WEST LINE OF SAID NEW HAVEN INVESTMENTS TRACT, TO AN IRON PIN SET;

THENCE WITH THE ARC OF A TANGENT CURVE TO THE LEFT HAVING AN RADIUS OF 180.00 FEET, A DELTA ANGLE OF $3^{\circ}06'45''$, AN ARC LENGTH OF 9.78 FEET, A CHORD OF WHICH BEARS NORTH $33^{\circ}45'51''$ EAST, A DISTANCE OF 9.78 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID PHEASANT RUN AND A WEST LINE OF SAID NEW HAVEN INVESTMENTS TRACT TO AN IRON PIN SET;

THENCE CONTINUING WITH THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF $30^{\circ}29'31''$, AN ARC LENGTH OF 95.79 FEET, A CHORD OF WHICH BEARS NORTH $16^{\circ}57'42''$ EAST, A DISTANCE OF 94.67 FEET OVER AND ACROSS SAID NEW HAVEN INVESTMENTS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE WITH THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF $28^{\circ}16'01''$, AN ARC LENGTH OF 24.67 FEET, A CHORD OF WHICH BEARS NORTH $15^{\circ}50'58''$ EAST, A DISTANCE OF 24.42 FEET OVER AND ACROSS SAID NEW HAVEN INVESTMENTS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

LANDS 28-02-14
(NEAR RIVER'S EDGE)

REFERENCE SURVEY VOL. C
PAGE 1408 IN THE TAX MAP OFFICE

THENCE WITH THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 52°39'15", AN ARC LENGTH OF 68.92 FEET, A CHORD OF WHICH BEARS NORTH 03°39'21" EAST, A DISTANCE OF 66.52 FEET OVER AND ACROSS SAID NEW HAVEN INVESTMENTS TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 67°19'43" EAST, A DISTANCE OF 117.01 FEET OVER AND ACROSS SAID NEW HAVEN INVESTMENTS TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE EAST LINE OF SAID NEW HAVEN INVESTMENTS TRACT AND A WEST LINE OF A TRACT CONVEYED TO C & S MCCARTHY LAND COMPANY, LLC OF RECORD IN OFFICIAL RECORD 102, PAGE 550;

THENCE SOUTH 01°37'30" WEST, A DISTANCE OF 383.65 FEET WITH THE EAST LINE OF SAID NEW HAVEN INVESTMENTS TRACT AND A WEST LINE OF SAID C & S MCCARTHY LAND COMPANY TRACT, TO AN IRON PIN SET AT A SOUTHEAST CORNER OF SAID NEW HAVEN INVESTMENTS TRACT AND A NORTHEAST CORNER OF LOT 18 OF SAID RIVER'S EDGE SUBDIVISION CONVEYED TO BRADLEY D. EHRMAN, ETUX, TRUSTEES OF RECORD IN OFFICIAL RECORD 201, PAGE 269;

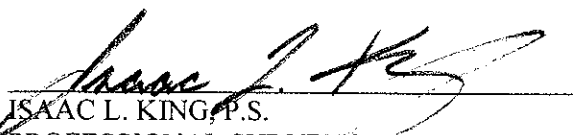
THENCE NORTH 54°40'47" WEST, A DISTANCE OF 201.72 FEET WITH A SOUTH LINE OF SAID NEW HAVEN INVESTMENTS TRACT, A NORTH LINE OF SAID LOT 18, A NORTH LINE OF SAID EHRMAN TRACT, A NORTH LINE OF SAID LOT 17, AND A NORTH LINE OF SAID FREY TRACT, PASSING AN IRON PIN SET AT 64.23 FEET, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.899 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 ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED JANUARY, 2013, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN 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 AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: DEED BOOK 216, PAGE 705.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 1-23-2013

