



ENGINEERS •  
SURVEYORS

1810 E. Mansfield St.  
P.O. Box 325  
Bucyrus, Ohio 44820  
(419) 562-7757  
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR MOLLY MCCARTHY  
CITY OF UPPER SANDUSKY, COUNTY OF WYANDOT, STATE OF  
OHIO  
0.268 ACRES**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF OUT LOT 110, AND BEING A 0.268 ACRE TRACT CONVEYED TO MOLLY ROSE MCCARTHY OF RECORD IN OFFICIAL RECORD 261, PAGE 541, RECORDS REFER TO THE RECORDER'S OFFICE WYANDOT COUNTY, OHIO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A SURVEY NAIL FOUND ON THE EAST RIGHT-OF-WAY LINE OF FIFTH STREET (82.5 FEET IN WIDTH,) THE NORTHWEST CORNER OF OUT LOT 110, AND A WEST LINE OF A TRACT CONVEYED TO STEVE TRACY OF RECORD IN OFFICIAL RECORD 258, PAGE 1554

THENCE SOUTH 00°38'38" WEST, A DISTANCE OF 56.40 FEET WITH THE EAST RIGHT-OF-WAY LINE OF FIFTH STREET, THE WEST LINE OF SAID OUT LOT 110, AND THE WEST LINE OF SAID TRACY TRACT, TO A POINT BEING REFERENCED BY AN IRON PIPE FOUND NORTH 89°24'48" WEST, A DISTANCE OF 0.25' FEET, SAID POINT BEING THE NORTHWEST CORNER OF SAID MCCARTHY TRACT AND THE POINT OF BEGINNING;

THENCE SOUTH 89°24'48" EAST, A DISTANCE OF 194.47 FEET WITH THE NORTH LINE OF SAID MCCARTHY TRACT, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID MCCARTHY TRACT;

THENCE SOUTH 00°39'01" WEST, A DISTANCE OF 60.00 FEET WITH THE EAST LINE OF SAID MCCARTHY TRACT, TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID MCCARTHY TRACT AND THE NORTHEAST CORNER OF A TRACT CONVEYED TO NICK JR. AND LAURA E. MIHILLOFF OF RECORD IN OFFICIAL RECORD 256, PAGE 1954;

THENCE NORTH 89°24'48" WEST, A DISTANCE OF 194.46 FEET WITH THE SOUTH LINE OF SAID MCCARTHY TRACT, TO A POINT BEING REFERENCED BY AN IRON PIPE FOUND NORTH 00°38'38" EAST, A DISTANCE OF 0.10 FEET, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID FIFTH STREET, THE WEST LINE OF SAID OUT LOT 110, AND THE SOUTHWEST CORNER OF SAID MCCARTHY TRACT;

REFERENCE SURVEY VOL. C  
PAGE 1778 IN THE TAX MAP OFFICE  
"2020"

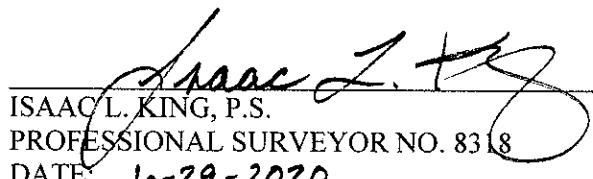
THENCE NORTH 00°38'38" EAST, A DISTANCE OF 60.00 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID FIFTH STREET, THE WEST LINE OF SAID OUT LOT 110, AND THE WEST LINE OF SAID MCCARTHY TRACT, TO THE POINT AT THE POINT OF BEGINNING, CONTAINING 0.268 ACRES OF LAND, MORE OR LESS.

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, IN JUNE, 2020, 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, (NAD 83).

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: OFFICIAL RECORD 256, PAGE 1954.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 6-29-2020



Mapcheck 1: tract 1

Closure Summary

Precision, 1 part in: 153774.698'  
Error distance: 0.003'  
Error direction: S89° 32' 08"E  
Area: 11667.79 Sq. Ft. 0.268 acres  
Square area: 11667.794  
Perimeter: 508.930'

Point of Beginning

Easting: 1752772.0251'  
Northing: 426267.8026'

Side 1: Line

Direction: S89° 24' 48"E  
Angle: [-89.4133 (d)]  
Deflection angle: [90.5867 (d)]  
Distance: 194.470'  
Easting: 1752966.4849'  
Northing: 426265.8114'

Side 2: Line

Direction: S0° 39' 01"W  
Angle: [-89.9364 (d)]  
Deflection angle: [90.0636 (d)]  
Distance: 60.000'  
Easting: 1752965.8040'  
Northing: 426205.8152'

Side 3: Line

Direction: N89° 24' 48"W  
Angle: [-90.0636 (d)]  
Deflection angle: [89.9364 (d)]  
Distance: 194.460'  
Easting: 1752771.3542'  
Northing: 426207.8063'

Side 4: Line

Direction: N0° 38' 38"E  
Angle: [-89.9428 (d)]  
Deflection angle: [90.0572 (d)]  
Distance: 60.000'  
Easting: 1752772.0284'  
Northing: 426267.8025'



REFERENCE SURVEY VOL. C  
PAGE 1772 IN THE TAX MAP OFFICE  
"2020"