

LOCATION MAP  
SCALE: NONE

#### OWNERS

WE, THE UNDERSIGNED OWNERS OF THE LAND ENCOMPASSED BY THIS PLAT OF RIGHT-OF-WAY DEDICATION IN THE CITY OF UPPER SANDUSKY, OHIO, DO HEREBY ACKNOWLEDGE THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED AND HEREBY DEDICATE THE ROADS AND FREE AREAS SHOWN HEREON TO THE PUBLIC USE FOREVER. PERPETUAL EASEMENTS FOR THE PURPOSES INDICATED ARE ALSO HEREBY DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 15th DAY OF March, 2005.

Carlos G. Baker

By Carlos G. Baker for

#### AFFIDAVIT

STATE OF OHIO  
COUNTY OF WYANDOT, SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGED THE MAKING OF THIS PLAT TO BE THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15th DAY OF March, 2005.

Mark J. Ellis

MARK J. ELLIS  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION EXPIRES 03/03/2008  
SECTION 147.03 R.C.



#### CERTIFICATION

I, THE UNDERSIGNED CLERK OF THE CITY COUNCIL OF THE CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING AFFIDAVIT WERE PRESENTED TO THE CITY COUNCIL OF SAID CITY AND THAT THE SAME WERE DULY ACCEPTED BY THE SAID CITY COUNCIL AT A REGULAR MEETING HELD BY SAID CITY COUNCIL ON THE 16th DAY OF April, 2005.

ATTEST Patricia A. McLean  
CLERK OF CITY COUNCIL

#### CERTIFICATION

I, THE UNDERSIGNED, MAYOR/CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING AFFIDAVIT WERE PRESENTED TO THE PLANNING COMMISSION OF SAID CITY AND THAT THE SAME WERE DULY ACCEPTED BY THE SAID PLANNING COMMISSION AT A REGULAR MEETING HELD BY SAID PLANNING COMMISSION ON THE 14th DAY OF April, 2005.

ATTEST St. Ruben  
MAYOR/CHAIRMAN OF PLANNING COMMISSION

#### COUNTY ENGINEER

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY ME AND IS HEREBY APPROVED FOR APPROPRIATE RECORDING.

James A. Morris DATE: 6/20/05  
WYANDOT COUNTY ENGINEER

SURVEY NUMBER: 05-06  
VOLUME: 0 PAGE: 240  
DATE FILED: 06-11-05  
PARCEL #: (N/A) Betty Lou Court Road Dedication

ALL REGIONAL PLANNING REQUIREMENTS HAVE BEEN APPROVED FOR THIS SURVEY APPLICATION # N/A City of Upper Sandusky Road Dedication

#### DESCRIPTIONS

##### TRACT 1

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING 0.022 ACRE RIGHT-OF-WAY DEDICATION FOR BETTY LOU COURT AS SHOWN ON GAMBER'S 5TH ADDITION OF RECORD IN PLAT BOOK 4, PAGE 19, BEING OUT OF A COMMON GREEN AREA AS SHOWN IN SAID GAMBER'S 5TH ADDITION, RECORDS REFER TO COUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN SET MARKING THE NORTHWEST CORNER OF SAID GAMBER'S 5TH ADDITION AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO CARLOS G. BAKER OF RECORD IN DEED BOOK 181, PAGE 825, SAID IRON PIN BEING ON THE EAST RIGHT-OF-WAY LINE OF THE CHESAPEKE AND OHIO RAILROAD;

THENCE NORTH 58°23'03" EAST, A DISTANCE OF 57.47 FEET WITH A NORTH LINE OF SAID GAMBER'S 5TH ADDITION AND THE SOUTH LINE OF SAID BAKER TRACT OF RECORD IN DEED BOOK 181, PAGE 825 TO AN IRON PIN SET IN THE WEST RIGHT-OF-WAY LINE OF BETTY LOU COURT (50 FEET IN WIDTH);

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF SAID BETTY LOU COURT WITH AN ARC OF A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 85°03'00", A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 74.22 FEET, THE CHORD OF WHICH BEARS SOUTH 15°51'33" WEST, A DISTANCE OF 67.59 FEET TO AN IRON PIN SET;

THENCE SOUTH 63°20'03" WEST, A DISTANCE OF 11.57 FEET OVER AND ACROSS SAID COMMON GREEN OF SAID GAMBER'S 5TH ADDITION TO AN IRON PIN SET ON THE EAST RIGHT-OF-WAY LINE OF SAID CHESAPEKE AND OHIO RAILROAD AND THE WEST LINE OF SAID GAMBER'S 5TH ADDITION;

THENCE NORTH 26°39'57" WEST, A DISTANCE OF 44.86 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID CHESAPEKE AND OHIO RAILROAD AND THE WEST LINE OF SAID GAMBER'S 5TH ADDITION TO POINT OF BEGINNING, AND CONTAINING 0.022 ACRES OF LAND, MORE OR LESS.

##### TRACT 2

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING 0.27 SQUARE FOOT RIGHT-OF-WAY DEDICATION FOR BETTY LOU COURT AS SHOWN ON GAMBER'S 5TH ADDITION OF RECORD IN PLAT BOOK 4, PAGE 19, BEING OUT OF A TRACT CONVEYED TO CARLOS G. BAKER OF RECORD IN O.R. 36, PAGE 348, RECORDS REFER TO COUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET MARKING THE NORTHWEST CORNER OF SAID GAMBER'S 5TH ADDITION AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO CARLOS G. BAKER OF RECORD IN DEED BOOK 181, PAGE 825;

THENCE NORTH 58°23'03" EAST, A DISTANCE OF 57.47 FEET WITH A NORTH LINE OF SAID GAMBER'S 5TH ADDITION AND THE SOUTH LINE OF SAID BAKER TRACT OF RECORD IN DEED BOOK 181, PAGE 825 TO AN IRON PIN SET MARKING THE POINT OF BEGINNING;

THENCE NORTH 58°23'03" EAST, A DISTANCE OF 4.31 FEET WITH A NORTH LINE OF SAID GAMBER'S 5TH ADDITION, THE NORTH LINE OF LOT 1 OF SAID GAMBER'S 5TH AS CONVEYED TO CARLOS G. BAKER OF RECORD IN OFFICIAL RECORD 36, PAGE 348, AND THE SOUTH LINE OF SAID BAKER TRACT OF RECORD IN DEED BOOK 181, PAGE 825 TO AN IRON PIN SET;

THENCE SOUTH 26°39'57" EAST, A DISTANCE OF 0.19 FEET OVER AND ACROSS SAID LOT 1 OF SAID GAMBER'S 5TH AS CONVEYED TO CARLOS G. BAKER OF RECORD IN OFFICIAL RECORD 36, PAGE 348 TO AN IRON PIN SET, SAID IRON PIN BEING ON THE NORTH RIGHT-OF-WAY OF BETTY LOU COURT AND THE WEST LINE OF SAID LOT 1 OF SAID GAMBER'S 5TH AS CONVEYED TO CARLOS G. BAKER OF RECORD IN OFFICIAL RECORD 36, PAGE 348;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BETTY LOU COURT, THE WEST LINE OF LOT 1 OF GAMBER'S 5TH AS CONVEYED TO CARLOS G. BAKER OF RECORD IN OFFICIAL RECORD 36, PAGE 348 WITH AN ARC OF A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 04°57'00", A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 4.32 FEET, THE CHORD OF WHICH BEARS SOUTH 60°51'33" WEST, A DISTANCE OF 4.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.27 S.F. OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTIONS WERE PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFREY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED MAY 05, 2004 AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE GRID, NORTH ZONE, ESTABLISHED USING NAD 83 STATE PLANE COORDINATES.

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

#### AUDITOR

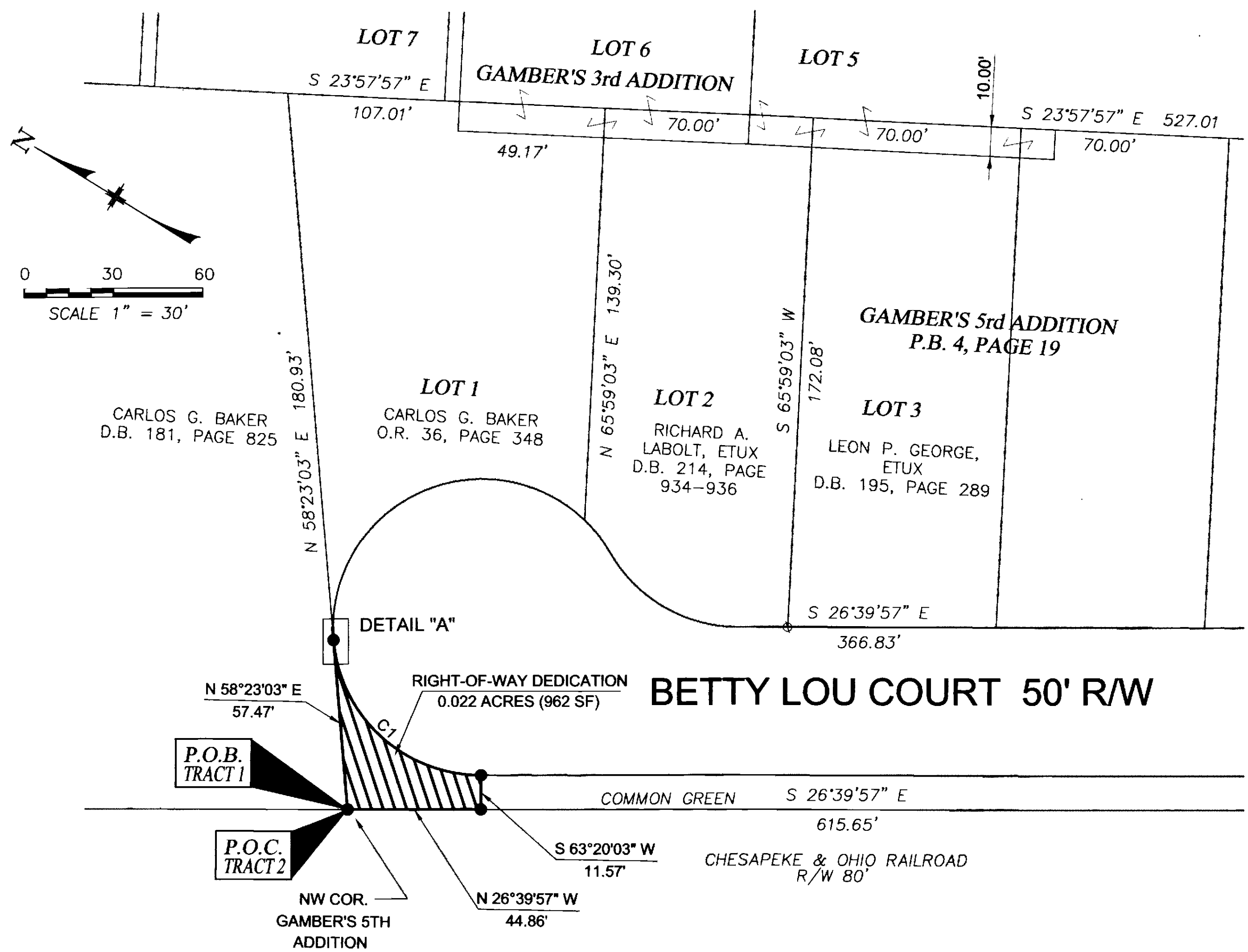
I HEREBY CERTIFY THAT THE ABOVE PLAT WAS PRESENTED TO ME AND TRANSFERRED THIS 16th DAY OF June, 2005.

James A. Morris DATE: 6/16/2005  
WYANDOT COUNTY AUDITOR

#### RECORDER

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS PRESENTED TO ME ON THE 22nd DAY OF June, 2005, AND DULY RECORDED IN SLIDE NUMBER 680, WYANDOT COUNTY RECORDS THIS 22nd DAY OF June, 2005. 3:18 PM  
FILE NO. 24156

James A. Morris DATE: June 22, 2005  
WYANDOT COUNTY RECORDER



### BETTY LOU COURT 50' RW

#### DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF GAMBER'S 5TH ADDITION OF RECORD IN PLAT BOOK 4, PAGE 19.

#### NOTES

- 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.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE GRID, NORTH ZONE, ESTABLISHED USING NAD 83 STATE PLANE COORDINATES.

#### CURVE DATA

NUMBER	C1	C2
DELTA ANGLE	85°03'00"	04°57'00"
CHORD DIRECTION	S 15°51'33" W	S 60°51'33" W
TANGENT	45.86	2.16
RADIUS	50.00	50.00
ARC LENGTH	74.22	4.32
CHORD LENGTH	67.59	4.32

#### LEGEND

- IRON PIN SET
- IRON PIN FOUND
- IRON PIPE FOUND

#### REFERENCE

CHESAPEKE AND OHIO R.R. R/W DRAWINGS  
DEED BOOK AND PAGES AS SHOWN HEREIN  
P.B. 3, PG. 200-201  
P.B. 4, PAGE 19

#### SURVEYOR'S STATEMENT

THE UNDERSIGNED HEREBY STATES TO CITY OF UPPER SANDUSKY THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN MAY, 2004, BY MYSELF OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jeffrey M. Rowe  
JEFFREY M. ROWE, P.S.  
PROFESSIONAL SURVEYOR NO. 7463  
DATE: 1-7-2005

