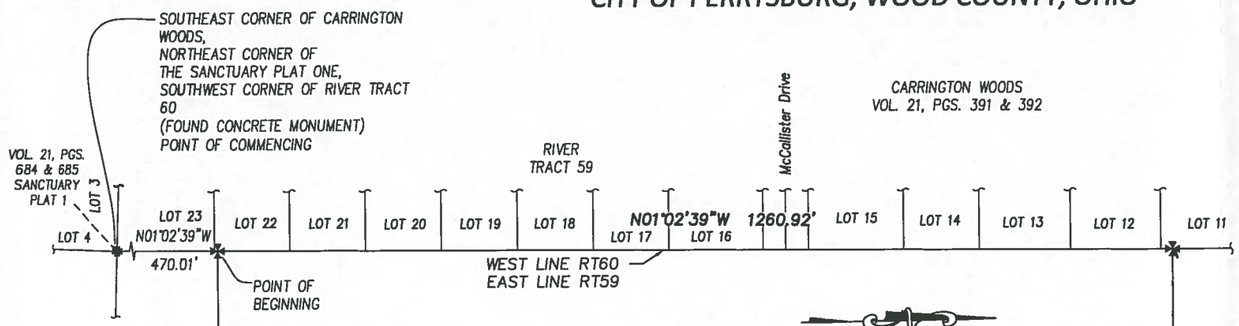
# PLAT OF SURVEY

PART OF RIVER TRACT 60, TOWN 1, UNITED STATES RESERVE OF THE TWELVE (12) MILES SQUARE

CITY OF PERRYSBURG, WOOD COUNTY, OHIO




(UNPLATTED LAND)
ROACHTON INVESTORS
PARCEL # Q61-100-604000012001
VOL. 2304, PG. 1007

RIVER TRACT 60

S88°47'52"W 1202.80'

N89°09'43"E 968.52'

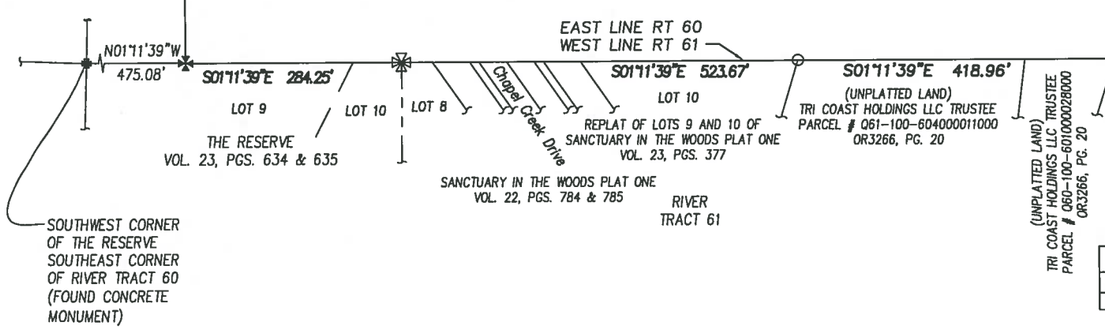
(UNPLATTED LAND)
KEYBANK NATIONAL ASSOCIATION TRUSTEE
PARCEL # P60-100-601000023000
DV404, PG. 49 & REFILED DV433, PG. 317

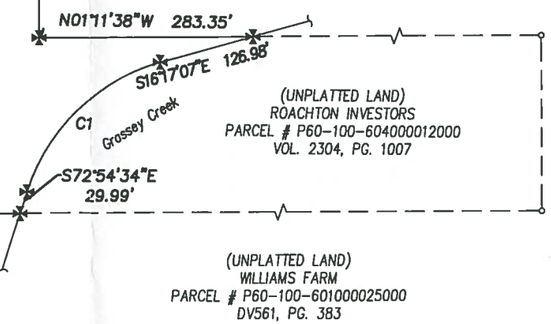
TOTAL AREA = 1,523,700.00 SQUARE FEET OR 34.979 ACRES

APPROVED 8-22-17
CITY OF PERRYSBURG
PLANNING COMMISSION
NO PLAT REQUIRED
P&Z ADM

## LEGEND

- SET TYPE "B" MONUMENT ~ 6" DIA. X 30" CONCRETE CYLINDER WITH 1"X12" MACHINE BOLT WITH "+" PUNCH.
- SET TYPE "A" MONUMENT ~ 6" DIA. X 30" CONCRETE WITH 2" DIA. ALUMINUM DISK STAMPED " ESA LLC" WITH "+" PUNCH AND IRON PIN.
- FOUND CONCRETE MONUMENT
- FOUND 5/8" IRON PIPE
- SET 5/8" X 30" REBAR ~ WITH CAP STAMPED "ESA LLC"




| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH (FT) | RADIUS (FT) | DELTA | CHORD BEARING | CHORD (FT) | TANGENT (FT) |
| C1 | 256.95' | 260.00' | 56°37'27" | S44° 35' 50"E | 246.62' | 140.07' |

## LEGAL DESCRIPTION

ALL THAT PART OF RIVER TRACT 60, TOWN 1, UNITED STATES RESERVE OF THE 12 MILE SQUARE AT THE FOOT OF THE RAPIDS OF THE MIAMI OF LAKE ERIE IN THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF RIVER TRACT 60, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SANCTUARY PLAT 1, A SUBDIVISION AS RECORDED IN VOLUME 21, PAGES 684 AND 685, AND THE SOUTHEAST CORNER OF LOT 26 IN CARRINGTON WOODS, A SUBDIVISION AS RECORDED IN VOLUME 21, PAGES 391 & 392;

THENCE N01°02'39"W, ALONG THE WEST LINE OF RIVER TRACT 60 AND THE EAST LINE OF RIVER TRACT 59, SAID LINE ALSO BEING THE EAST LINE OF SAID CARRINGTON WOODS, A DISTANCE OF 470.02 FEET TO A SET CONCRETE MONUMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N01°02'39"W, ALONG THE WEST LINE OF RIVER TRACT 60 AND THE EAST LINE OF RIVER TRACT 59, SAID LINE ALSO BEING THE EAST LINE OF SAID CARRINGTON WOODS, A DISTANCE OF 1260.92 FEET TO A SET CONCRETE MONUMENT ON THE EAST LINE OF LOT 11 IN SAID CARRINGTON WOODS AND THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY KEYBANK NATIONAL ASSOCIATION TRUSTEE AS RECORDED IN DEED VOLUME 404, PAGE 44;

THENCE N89°09'43"E, ALONG THE SOUTH LINE OF SAID PARCEL OWNED BY KEYBANK NATIONAL ASSOCIATION TRUSTEE, A DISTANCE OF 968.52 FEET TO A SET CONCRETE MONUMENT;

THENCE N01°11'38"W, ALONG THE EAST LINE OF SAID PARCEL OWNED BY KEYBANK NATIONAL ASSOCIATION TRUSTEE, A DISTANCE OF 283.35 FEET TO A SET CONCRETE MONUMENT AT THE SOUTHERLY EASEMENT LINE FOR THE GRASSY CREEK DIVERSION CHANNEL (SAID DIVERSION CHANNEL EASEMENT SHOWN ON THE RIGHT-OF-WAY PLANS OF THE STAT OF OHIO, OHIO DEPARTMENT OF TRANSPORTATION FOR PROJECT I-IG-475-7(10)192 – DATED SEPTEMBER 11, 1962, AND THE CORPORATION BOUNDARY BETWEEN THE CITY OF PERRYSBURG AND PERRYSBURG TOWNSHIP;

THENCE S16°17'07"E, ALONG THE THE SOUTHERLY EASEMENT LINE FOR THE SAID GRASSY CREEK DIVERSION CHANNEL AND ON THE CORPORATION BOUNDARY BETWEEN THE CITY OF PERRYSBURG AND PERRYSBURG TOWNSHIP, A DISTANCE OF 126.98 FEET TO A SET CONCRETE MONUMENT;

THENCE ON AND ALONG THE SOUTHERLY EASEMENT LINE FOR THE SAID GRASSY CREEK DIVERSION CHANNEL AND ON THE CORPORATION BOUNDARY BETWEEN THE CITY OF PERRYSBURG AND PERRYSBURG TOWNSHIP, A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 260.00', A DELTA ANGLE OF 56°37'27", CURVE LENGTH OF 256.95', CHORD BEARING OF S44°35'50"E AND A CHORD DISTANCE OF 246.62' TO A SET 6-INCH CONCRETE MONUMENT;

THENCE S72°54'34"E ON AND ALONG THE SOUTHERLY EASEMENT LINE FOR THE SAID GRASSY CREEK DIVERSION CHANNEL AND ON THE CORPORATION BOUNDARY BETWEEN THE CITY OF PERRYSBURG AND PERRYSBURG TOWNSHIP, A DISTANCE OF 29.99 FEET TO A SET CONCRETE MONUMENT ON THE EAST LINE OF RIVER TRACT 60 AT THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY WILLIAMS FARM AS RECORDED IN DEED VOLUME 561, PAGE 363 AND THE NORTHWEST CORNER OF A PARCEL OF LAND OWNED BY TRI COAST HOLDINGS LLC TRUSTEE AS RECORDED IN DEED VOLUME 3266, PAGE 20;

THENCE S01°11'39"E, ALONG THE EAST LINE OF RIVER TRACT 60 AND THE WEST LINE OF TWO PARCELS OF LAND OWNED BY SAID TRI COAST HOLDINGS LLC TRUSTEE, DEED VOLUME 3266, PAGE 20, A DISTANCE OF 418.96 FEET TO A FOUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 10 IN THE REPLAT OF LOTS 9 AND 10 OF THE SANCTUARY IN THE WOODS PLAT ONE, A SUBDIVISION RECORDED IN PLAT VOLUME 23, PAGE 377;

THENCE S01°11'39"E, ALONG THE EAST LINE OF RIVER TRACT 60 AND THE WEST LINE OF SANCTUARY IN THE WOODS PLAT ONE AND THE REPLAT OF LOTS 9 AND 10 OF SANCTUARY IN THE WOODS PLAT 1, A DISTANCE OF 523.67 FEET TO A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 8 IN SANCTUARY IN THE WOODS PLAT ONE, A SUBDIVISION RECORDED IN PLAT VOLUME 22, PAGES 784 & 785, WOOD COUNTY RECORDS AND THE NORTHWEST CORNER OF LOT 10 IN THE RESERVE, A SUBDIVISION RECORDED IN PLAT VOLUME 23, PAGES 634 & 635;

THENCE S01°11'39"E ALONG THE EAST LINE OF RIVER TRACT 60 AND THE WEST LINE OF SAID THE RESERVE, A DISTANCE OF 284.25 FEET TO A SET CONCRETE MONUMENT;

THENCE S88°47'52"W, A DISTANCE OF 1202.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,523,700 SQUARE FEET OR 34.979 ACRES OF LAND, MORE OR LESS.

SAID CONCRETE MONUMENTS SET BEING 6" IN DIAMETER & 30" IN LENGTH WITH A 2" ALUMINUM CAP, THE ALUMINUM CAP BEING STAMPED "ESA LLC" WITH "+" PUNCH AND IRON PIN.

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF DESCRIBING ANGULAR MEASUREMENTS.

PRIOR DEED REFERENCE: VOLUME 2304, PAGE 1007, WOOD COUNTY RECORDS.

BEING PART OF TAX PARCEL Q61-100-604000012001

## SURVEYOR'S CERTIFICATION

THIS SURVEY AND PLAT WERE PREPARED FROM AN ACTUAL LAND SURVEY MADE UNDER MY DIRECT SUPERVISION IN JULY 2017 PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.

ESA, ENGINEERS, SURVEYORS & ASSOCIATES, LLC
5353 SECOR ROAD
TOLEDO, OHIO 43623

Gregory L. Boudouris 7/24/2017
GREGORY L. BOUDOURIS
PROFESSIONAL SURVEYOR NO. 8083

STATE OF OHIO
GREGORY L. BOUDOURIS
8083
REGISTERED PROFESSIONAL SURVEYOR

esa
Engineers, Surveyors & Associates, LLC
5353 Secor Rd., Toledo, Ohio, 43623 Phone (419) 475-9445

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