

Perry Co. A 587

# 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

## 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 ONE, 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 3.49 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 466.52 FEET TO A FOUND CONCRETE MONUMENT ON THE EAST LINE OF LOT 22 IN SAID CARRINGTON WOODS;

THENCE N88°47'52"E, ALONG THE SOUTH LINE OF PARCEL Q61-100-604000012002, SAME RECORDED IN DEED O.R. 3552, PAGE 403, A DISTANCE OF 925.88 FEET TO A SET CONCRETE MONUMENT;

THENCE S13°28'22"W, A DISTANCE OF 278.65 FEET TO A SET CONCRETE MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF TIMBERWOOD DRIVE, 60 FEET WIDE;

THENCE NORTHWESTERLY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF TIMBERWOOD DRIVE AND ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 14° 41' 55", A CHORD LENGTH OF 24.31 FEET, A CHORD BEARING OF N83°52'36"W, AND AN ARC LENGTH OF 24.37 FEET, TO A SET 6" CONCRETE MONUMENT AT A POINT OF TANGENCY;

THENCE S88°46'26"W, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF TIMBERWOOD DRIVE, 60 FEET WIDE, A DISTANCE OF 30.80 FEET TO A SET CONCRETE MONUMENT;

THENCE S01°13'34"E, A DISTANCE OF 199.72 FEET TO A SET CONCRETE MONUMENT;

THENCE S88°46'26"W, A DISTANCE OF 801.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 397,746 SQUARE FEET OR 9.131 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

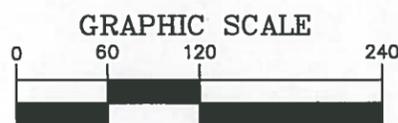
*Gregory L. Boudouris 10/3/2017*  
GREGORY L. BOUDOURIS  
PROFESSIONAL SURVEYOR NO. 8083

APPROVED 10-5-2017  
CITY OF PERRYSBURG  
PLANNING COMMISSION  
NO PLAT REQUIRED  
*Brenda Wilts*, P&Z ADM.



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

Perry Co. A 587



( IN FEET )  
1 inch = 120 ft.

(UNPLATTED LAND)  
RETREAT ASSOCIATES  
PARCEL # Q61-100-604000012002  
OR3552, PG. 403

N88°47'52"E 925.88'

(UNPLATTED LAND)  
ROACHTON INVESTORS  
PARCEL # Q61-100-604000012001  
OR2304, PG. 1007

TOTAL AREA = 397,746 SQUARE FEET OR 9.131 ACRES

### 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"

(UNPLATTED LAND)  
ROACHTON INVESTORS  
PARCEL # Q61-100-604000012001  
OR2304, PG. 1007

S13°28'22"W 278.65'

C12  
S88°46'26"W 30.80'

S01°13'34"E 199.72'

RIVER TRACT 60

S88°46'26"W 801.76'

(UNPLATTED LAND)  
ROACHTON INVESTORS  
PARCEL # Q61-100-604000012001  
OR2304, PG. 1007

SOUTHWEST CORNER OF RIVER TRACT 60, AND THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, AND THE NORTHEAST CORNER OF THE SANCTUARY PLAT 1, AND THE SOUTHEAST CORNER OF LOT 26 IN CARRINGTON WOODS.  
(FOUND CONCRETE MONUMENT)  
POINT OF COMMENCING

POINT OF BEGINNING

Ex. LOT 3  
Ex. LOT 4

SANCTUARY PLAT 1  
VOL. 21, PGS. 684 & 685

CARRINGTON WOODS  
VOL. 21, PGS. 391 & 392

RIVER TRACT 59

Ex. LOT 22

Ex. LOT 23

Ex. LOT 24

Ex. LOT 25

Ex. LOT 26

### CURVE TABLE

| CURVE | LENGTH (FT) | RADIUS (FT) | DELTA     | CHORD BEARING | CHORD (FT) | TANGENT (FT) |
|-------|-------------|-------------|-----------|---------------|------------|--------------|
| C12   | 24.37'      | 95.00'      | 14°41'55" | N83°52'36"W   | 24.31'     | 12.25'       |