

02/05/2019

Alley Vacating
Legal Description

Part of a 20 foot wide Alley

Part of a 20.00 foot wide Alley being bounded by the Southerly Right-of-Way line of Majestic Drive (50 foot wide) and the Northerly Right-of-Way line of Manhattan Boulevard (60 feet wide), said Alley being adjacent to Lots 12-18 (inclusive) and Lot 56, all in Manhattan Park, a subdivision being recorded in Volume 44, Page 17 of Lucas County Plat Records, in the City of Toledo, Lucas County, Ohio, and being more particularly described as follows:

Commencing at a found bolt in a monument box at the intersection of the centerlines of Manhattan Boulevard and Lagrange Street, thence North 85 degrees 35 minutes 07 seconds East along the centerline of Manhattan Boulevard, distance of 142.32 feet to a point at its intersection with the southerly extension of the easterly lines of said Lots 12-17 (inclusive);

Thence North 14 degrees 46 minutes 53 seconds West along the said southerly extension of the easterly lines of Lots 12-17, a distance of 30.50 feet to the southeasterly corner of said Lot 17 and on the westerly line of a 20 foot wide Alley Right-of-Way, said point also being the "True Point of Beginning";

Thence North 14 degrees 46 minutes 53 seconds West along the said easterly lines of Lots 12-17 (inclusive) and the said westerly line of a 20 foot wide Alley Right-of-Way, a distance of 251.14 feet (251.11 feet Recorded) to the northeasterly corner of said Lot 12, said point also being on the southerly Right-of-Way line of Majestic Drive (50 feet wide);

Thence North 89 degrees 43 minutes 15 seconds East, a distance of 20.66 feet to the northwesterly corner of said Lot 56 and the easterly line of said 20 foot wide Alley Right-of-Way;

Thence South 14 degrees 46 minutes 53 seconds East along the westerly lines of said Lots 56 and 18 and the easterly line of said 20 foot wide Alley Right-of-Way, a distance of 249.63 feet (249.65 feet Recorded) to the southwesterly corner of said Lot 18, said point also being on the northerly Right-of-Way of Manhattan Boulevard (60 feet wide);


Thence South 85 degrees 35 minutes 07 seconds West along the northerly Right-of-Way line of Manhattan Boulevard (60 feet wide), a distance of 20.33 feet (Measured and Recorded) to the "True Point of Beginning";

The area herein described contains 5,007.72 square feet, 0.115 acres of land, more or less. Subject to all legal highways, leases, easements, restrictions and agreements of record.

NOTES:

1. Bearings used are based on the Ohio State Plane Coordinate System North Zone (3401) Nad 83 (2011) and for the express purpose of showing angular measurement only.

Description prepared by:



Gregory L. Boudouris, Date
Registered Surveyor of Ohio #8083
ESA Engineers, Surveyors & Associates, LLC

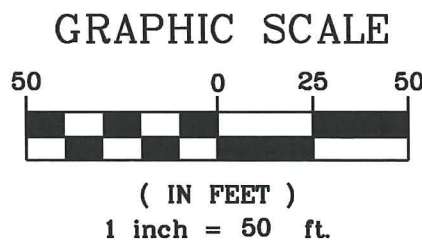
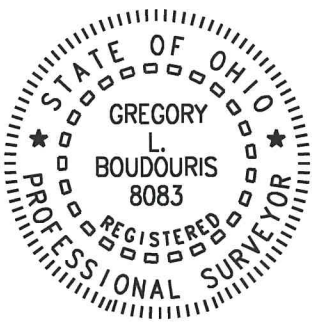
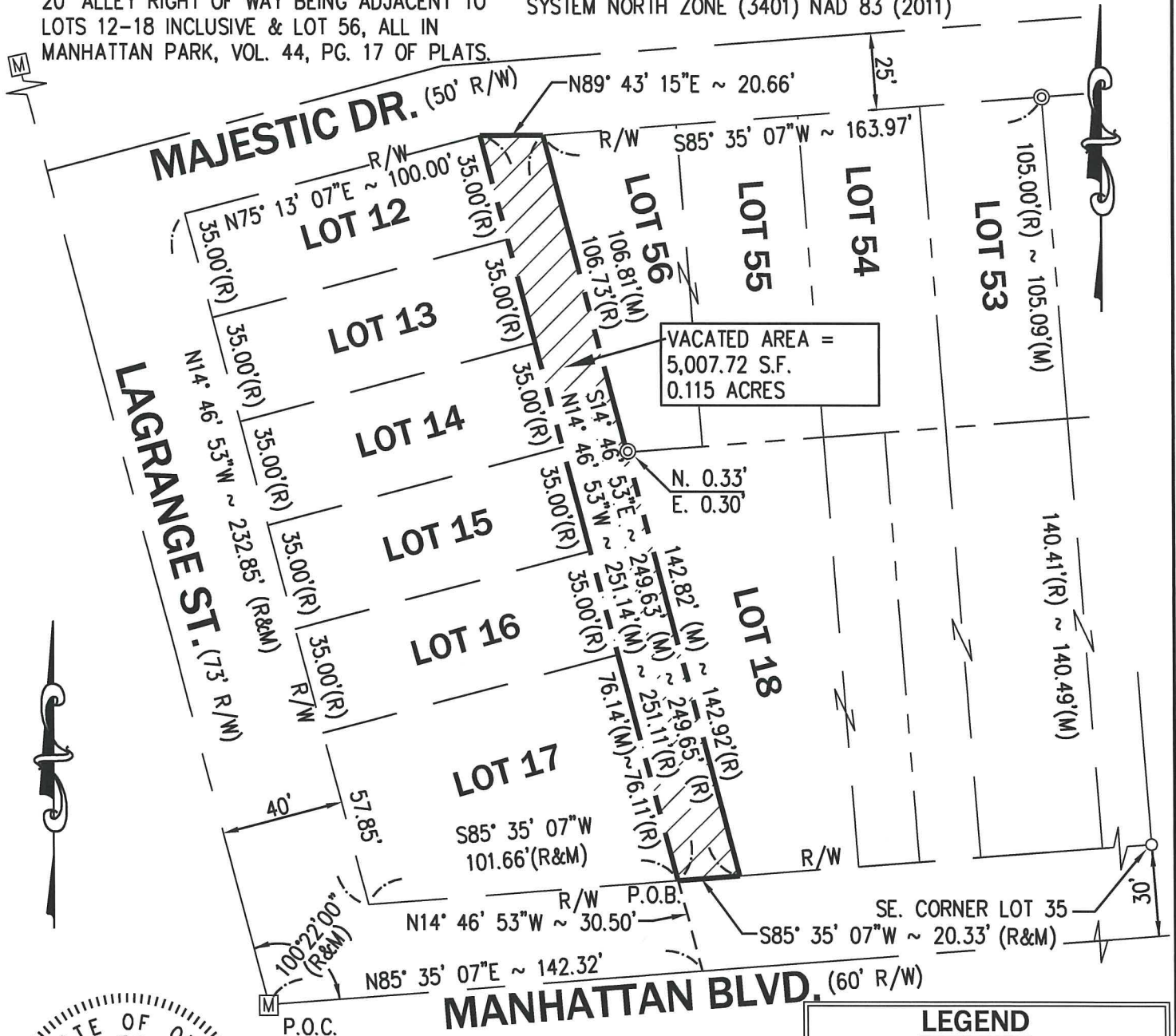


LEGAL DESCRIPTION

20' ALLEY RIGHT OF WAY BEING ADJACENT TO LOTS 12-18 INCLUSIVE & LOT 56, ALL IN MANHATTAN PARK, VOL. 44, PG. 17 OF PLATS.

BASIS OF BEARINGS:

DETERMINED BY THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE (3401) NAD 83 (2011)



LEGEND	
	MONUMENT BOX FOUND
	HOLLOW PIPE FOUND
	IRON PIN FOUND
	HOLLOW PIPE FOUND
R	RECORDED
M	MEASURED
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

THIS SURVEY AND PLAT WERE PREPARED FROM AN ACTUAL LAND SURVEY MADE UNDER MY DIRECT SUPERVISION IN FEBRUARY OF 2019 PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.

Gregory L. Boudouris 2/5/2019
GREGORY L. BOUDOURIS
PROFESSIONAL SURVEYOR NO. 8083

SCALE: 1" = 50'
JOB NUMBER: 312-01
DRAWING DATE: 2/4/2019
DRAWN BY: PCW

ESA
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