

Situated in the State of Ohio, County of Sandusky, City of Clyde, being part of Inlot 515 as shown in Joseph Birdseye's Addition of record in Plat Book 3 Page 7 in the name of Heather A. Reed as described in Deed Volume 434 Page 907, all records are on file at the Recorder's Office, Sandusky County, Ohio and being more particularly described as follows:

**BEGINNING FOR REFERENCE** at the northeasterly corner of Inlot 516 as shown in said Birdseye Addition in the name of Daniel J. Ward as described in Deed Volume 189 Page 2781, and also being an angle point in the South Right of Way line of Spring Street (40' R/W) being referenced by a 1/2" iron rebar found at the most easterly corner of a certain tract of land in the name of Eileen Martin as described in Deed Volume 407, Page 941 bearing South 38°08'43" East, a distance of 134.40 feet;

Thence North 89°59'38" West, with the southerly right of way line of said Spring Street being the northerly lines of said Inlots 515 & 516, passing an 1/2" iron pipe found at 32.97 feet being the northwesterly corner of said Ward tract, a total distance of 72.97 feet to an iron pipe set at the northwesterly corner of a certain tract of land in the name of Harry L. Manning as described in Official Record 99 Page 1184 and the **TRUE PLACE OF BEGINNING** for the tract of land herein described;

Thence South 00°51'22" West, with the westerly line of said Manning tract, a distance of 152.55 feet to an iron pipe set at the southwesterly corner of said Manning tract and in the northerly line of a certain tract of land in the name of Eileen Martin as described in Deed Volume 407 Page 941;

Thence South 75°10'22" West, with the northerly line of said Martin tract, a distance of 42.42 feet to an 5/8" iron rebar with a yellow cap stamped "YEAGER" at the Southwest corner of said Inlot 515, being the most westerly corner of said Martin tract and the Southeasterly corner of a certain tract of land in the name of Daniel J. and Erin M. Utley as described in Official Record 182 Page 2515;

Thence North 00°51'22" East, with the easterly line of said Utley tract being the westerly line of said Inlot 515 and the easterly line of Inlot 514, a distance of 163.41 feet to an iron pipe set at the northeasterly corner of said Utley tract in the southerly right of way line of said Spring Street;

Thence South 89°59'38" East, with the southerly right of way line of said Spring Street being the northerly line of said Inlot 515, a distance of 40.85 feet to the **TRUE PLACE OF BEGINNING**, containing 0.148 acres more or less, subject to all easements, leases and restrictions of record and of record in the respective utility offices.

The bearings shown are based on Ohio State Plane Coordinates, North Zone, NAD 83 (2011 Adjustment). The basis of bearings is South 89°59'38" East for the southerly Right of Way line of Spring Street west of Amanda Street.

All iron pipes set are all 30" iron pipes with 1" outside diameter, with a yellow cap stamped "OHM".

It is the intent of this description to describe the same lands historically described in Deed Volume 434, Page 907.

Permanent Parcel Number: 32-50-00-0515-01

More commonly known as: 308 Spring Street, Clyde, OH 43410

Prior Deed: Book 434, Page 907

**DESCRIPTION APPROVED**  
**(ORIGINAL STAMPED IN RED INK)**