

Legal Description for Parcel Number 32-50-00-0537-01

Situated in part of Inlot Number 537 in the City of Clyde, County of Sandusky and State of Ohio and being further bounded and described as follows:

Commencing at a 1" iron pin found in a monument box marking the intersection of the centerline of Mulberry Street, 50 feet wide with the centerline of West Maple Street, 50 feet wide; thence North 49° 45'00" East along said centerline of West Maple Street, a distance of 240.57 feet to point; thence North 39° 50'58" West, a distance of 25.00 feet to the Northwestern right-of-way of said West Maple Street at an Easterly corner of land conveyed to Guy E. Ledman by deed recorded in Official Records Book 35, Page 1426 of the Deed Records of Sandusky County and being the Place of Beginning of the land herein described;

Course Number 1: thence North 39° 50'58" West along a Northeasterly line of said land conveyed to Guy E. Ledman and a Northeasterly line of land conveyed to Paul Brown by deed recorded in Official Records Book 73, Page 1549 of the Deed Records of Sandusky County, passing through a 3/8" iron pipe found at a distance of 0.34 feet, a total distance of 199.57 feet to a 1/2" iron pipe found at a Southerly corner of land conveyed to Clyde O. Gad by deed recorded in Volume 319, Page 857 of the Deed Records of Sandusky County;

Course Number 2: thence North 50° 09'26" East along a Southeasterly line of said land conveyed to Clyde O. Gad, a distance of 39.83 feet to a Westerly corner of land conveyed to Clifford Andres by deed recorded in Official Records Book 199, Page 719 of the Deed Records of Sandusky County;

Course Number 3: thence South 39° 50'58" East along a Southwesterly line of said land conveyed to Clifford Andres, passing through a 1" iron pipe found at a distance of 0.62 feet, and a 1" iron pipe found at a distance of 198.70 feet, a total distance of 199.29 feet to said Northwestern right of way of West Maple Street;

Course Number 4: thence South 49°45'00" West along said Northwestern right of way of West Maple Street, a distance of 39.83 feet to the Place of Beginning and containing 7,943 Square Feet or 0.1823 Acres of land more or less and being subject to all easements, restrictions and right-of-way of record.

This description is based upon a survey performed by Scott J. Casey, Professional Surveyor Number 8219 on October 19th of 2018, for Exacta Ohio 2132 East 9th Street, Cleveland Ohio 44115.

The Bearings for this survey are based on the centerline of West Maple Street as shown on Suttons Subdivision to the Town Plat of Clyde as recorded in Plat Book 1, Page 34 of Sandusky County Records and should be used as an assumed meridian and are for the express purpose of showing angular measurements.

DESCRIPTION APPROVED
(ORIGINAL STAMPED IN RED INK)

All iron pins set are 5/8" diameter by 30" long rebar with plastic identification caps reading "Casey P.S. 8219".

Grantor herein acquired title thru deed recorded in Volume 411, Page 58 of the Deed Records of Sandusky County.

Permanent Parcel Number: 32-50-00-0537-01

More commonly known as: 345 West Maple Street, Clyde, OH 43410

Prior Deed: Book 411, Page 58

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