

Situated in the County of Sandusky in the State of Ohio and in the Township of Ballville: and known as being Lot Fifty-two (52) as shown on Plat of Survey of Shaker Heights Subdivision, of part of the Northeast part of the Southwest quarter (1/4), and also part of the Northwest part of the Southwest quarter (1/4) of Section (4), T4N, R15E, said plat being recorded in Volume 10, Page 16, Plat Records, Sandusky County, Ohio, Recorder's Office, be the same more or less, but subject to all legal highways.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Known as being part of Lot #52, Shaker Heights Subdivision, Section 4, T4N, R15E, Ballville Township, Sandusky County, Ohio and being more particularly described as follows:

Commencing from a found 1/2" iron pipe marking the southerly right-of-way of Martin Ave. and the intersection of the northwest corner of Lot #12 and the northeast corner of Lot #52 of Shaker Heights Subdivision recorded in Plat Volume 10, Page 16 of the Sandusky County Records, also being the point and place of beginning of the parcel herein described; thence proceeding South 23 degrees 10 minutes 00 seconds East along the westerly line of Lot #12 and the easterly line of Lot #52 of said subdivision a distance of 168.08 feet to a found 1/2" iron pipe marking the intersection of the southwest corner of Lot #12 and northwest corner of Lot #1 of said subdivision; thence proceeding South 66 degrees 47 minutes 00 seconds West parallel with the southerly right-of-way of Martin Ave. a distance of 26.00 feet to a set iron pin; thence proceeding North 23 degrees 10 minutes 00 seconds West parallel with the westerly line of Lot #12 of said subdivision, a distance of 168.08 feet to a set iron pin marking the intersection of the southerly right of way of Martin Ave, and the northerly line of Lot #52, of said subdivision, thence proceeding North 66 degrees 47 minutes 00 seconds East along the southerly right-of-way of Martin Ave. and the northerly line of Lot #52, a distance of 26.00 feet to the point and place of beginning. Said parcels contain 0.1003 acres of land and is subject to all legal highways, easements and restrictions of record.

The above legal description was prepared by Ryan G. Nuther, Professional Surveyor No. 7877, based on a survey performed in February of 1999, and on the assumption that the southerly right of way line of Martin Ave, and the northerly line of Lots #12 and Lot #52 of Shaker Heights Subdivision, Section 4, T4N, R15E, Ballville Township, Sandusky County, Ohio bears North 66 degrees 47 minutes 00 seconds East.

Permanent Parcel Number: 10-04-08-0052-00

Property Address: 2200 Buckland Avenue, Fremont OH 43420

Prior Deed Reference: OR Book 35, Page 2561

DESCRIPTION APPROVED
(ORIGINAL STAMPED IN RED INK)