

LEGAL DESCRIPTION

Situated in the Township of Carroll, County of Ottawa, State of Ohio

Known as and being a parcel of land in the Southeast 1/4 of the Southeast 1/4 of Section 24, Town 7 North, Range 15 East, Carroll Township, Ottawa County, Ohio, and being more particularly described as follows:

Commencing at a found iron pin in a monument box marking the Southeast corner of Section 24, Town 7 North, Range 15 East, Carroll Township, Ottawa County, Ohio; thence proceeding North 00 degrees 00' 00" East in the East line of the Southeast 1/4 of said Section 24, said East line also being the centerline of Carroll-Erie Road, C.R. #26, (60 foot right-of-way), a distance of 1135.00 feet to a found masonry nail set in the North line of a parcel now or formerly owned by William M. Momenee as described in Ottawa County Official Record Volume 842 at Page 693 and also being the point and place of beginning of the parcel herein described;

Thence proceeding North 89 degrees 56' 30" West in the North line of the previously mentioned parcel, passing through a found iron pin at 30.00 feet, a total distance of 260.84 feet to a found iron pin in the West line of the previously mentioned parcel;

Thence proceeding North 00 degrees 00' 00" East, a distance of 153.80 feet to an iron pin set in the South line of a parcel now or formerly owned by Roger Huston as described in Ottawa County Deed Records Volume 392 at Page 645;

Thence proceeding South 89 degrees 56' 30" East in the South line of the previously mentioned parcel, passing through an iron pin set at 230.84 feet, a total distance of 260.84 feet to a masonry nail set in the East line of the Southeast 1/4 of said Section 24;

Thence proceeding South 00 degrees 00' 00" West in the East line of the Southeast 1/4 of said Section 24, a distance of 153.80 feet to the point and place of beginning. Said parcel contains 0.921 acres, but is subject to a 30 foot curtain drain easement as described in Ottawa County Deed Records Volume 386 at Page 792 and is also subject to all legal highways and easements of Record. The above legal description was prepared by Allan W. Weirich, Professional Surveyor #7427, and is based on the assumption that the East line of the Southeast 1/4 of Section 24, Town 7 North, Range 15 East, Carroll Township, Ottawa County, Ohio bears North 00 degrees 00' 00" East and is also based on a survey completed September, 2005.

Property Address: 2250 North Carroll Erie Road, Port Clinton, OH 43452

008-09825-13301-008

Prior Deed Reference: Deed from National Manufactured Home Brokers, LLC, to Mary Oxford and Timothy G. Nowak, filed December 26, 2007, in Official Record Book 1217, Page 875 of Ottawa County Records.

Ronald P. O'Neil, PE, PS.
DESC 1217 Approved 1-19-21 mmw
Ottawa County Engineer