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| Ver. Date | 4/17/23 |  | PID | | | 105889 |
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| **PARCEL** | | | | **2-WD** |  | |
| **LUC-23-(11.75)** | | | | | | |

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| **ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE**  **IN THE FOLLOWING DESCRIBED PROPERTY**  **WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**  **IN THE NAME AND FOR THE USE OF THE** |
| **CITY OF SYLVANIA, LUCAS COUNTY, OHIO** |
|  |
| Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter). |
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| **[Surveyor’s description of the premises follows]** |
|  |

Situated in the State of Ohio, County of Lucas, City of Sylvania, being part of Section 10, Township 9 South, Range 6 East, being part of lands described in the deed to BARNEY'S REAL ESTATE INVESTMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY (Grantor) as of the date of this survey as recorded in O.R. 20160229-0007876 on file in the Lucas County Recorder’s Office and laying on the right side of the centerline of right-of-way of Monroe Street (State Route 51) as shown on the LUC-23-11.75 right-of-way plans prepared by Arcadis U.S., Inc for and on file with the Ohio Department of Transportation District 2, and more fully described as follows:

**Commencing** at the intersection of the centerlines of right-of-way of Monroe Street (State Route 51) with Glasgow Road being Station 693+64.81 where a 1 inch diameter steel rod found in a monument box North 0° 30’ 06” West, a distance of 0.80 feet and being referenced North 87° 59’ 01” West, a distance of 1137.50 feet by a 1 inch diameter steel rod found in a monument box on the centerline of right-of-way of said Monroe Street Station 682+27.31;

Thence North 87° 59’ 01” West, along said centerline of Monroe Street, a distance of 478.69 feet to the Grantor’s northwesterly corning being Station 688+86.22 being the **Point of Beginning**;

1. Thence South 87° 59' 01" East, continuing along said centerline of Monroe Street, a distance of 88.77 feet being Station 689+75.00;
2. Thence South 02° 00' 59" West, leaving said centerline of Monroe Street, a distance of 60.05 feet through the Grantor being 60.05 feet right of Station 689+75.00 to a capped rebar set;
3. Thence South 61° 16' 25" West, continuing through the Grantor, a distance of 11.64 feet being 66.00 feet right of Station 689+65.00 to a capped rebar set;
4. Thence North 87° 59' 01" West, continuing through the Grantor, a distance of 78.73 feet to the Grantor’s westerly line and to the easterly of lands described in the deed to THE KROGER CO., AN OHIO CORPORATION as recorded in M.F. 95 032B06 on file in the Lucas County Recorder’s office being 66.00 feet right of Station 688+86.27 where a capped rebar set;
5. Thence North 01° 58' 35" East, along the Grantor’s westerly line and along said KROGER’s easterly line, a distance of 66.00 feet to the **Point of Beginning**;

The above described parcel contains 0.134 acres (5828 square feet, including 0.087 acres within the present road occupied), leaving a net residue of 1.149 acres all within Parcel Number 8203385 and subject to all legal highways and easements of record;

This description was prepared by Arcadis, U.S., Inc. under the supervision of Robert G. Hoy, Ohio Professional Surveyor No. 8142, and is based on a field survey performed by Garcia Surveyors in July 2021.

Bearings in this description are on the Ohio State Plane Coordinate System, NAD83(2011), North Zone, Grid North, U.S. Survey Feet.

The stations are from the centerline of right-of-way of Monroe Street (State Route 51) as shown on said right-of-way plans unless noted otherwise.

Capped rebar set is a 3/4 inch diameter rebar set with an aluminum cap stamped: ODOT RW ARCADIS US INC

Arcadis U.S., Inc.

Robert G. Hoy, Ohio Professional Surveyor No. 8142