

## Parcel #1 – Split from Lucas County Parcel #22-03411

Being a parcel of land situated in the Northeast Quarter of Section Number 9, Town 9 South, Range 7 East within the Michigan Survey and all within the City of Toledo, Lucas County, and State of Ohio. Said parcel of land being more fully described as follows:

Commencing at the center of Section 9, Town 9 South, Range 7 East, being marked by a concrete monument with an "X" cut, thence NORTH 89°-54'-51" EAST on the East-West centerline of said Section 9, said line also being the centerline of Northover Road (having a total right of way distance of 60.00 feet, of which 18.00 feet lays to the north) for a distance of 1010.15 feet to a point on said centerline of said Northover Road; thence NORTH 00°-05'-09" WEST for a distance of 18.00 feet to a ½" Diameter Iron Rod Set with a Plastic Cap Stamped with "R.A. Babcock #7696" on the north right of way of said Northover Road, said point being the Point of Beginning for this description;

1. Thence NORTH 01°-52'-37" WEST for a distance of 510.00 feet to a ½" Diameter Iron Rod Set;
2. Thence NORTH 89°-54'-51" EAST for a distance of 310.00 feet to a ½" Diameter Iron Rod Set with a Plastic Cap Stamped with "R.A. Babcock #7696" on the westerly line of Lot Number 27 within a plat in the name of "Candlelight Park Plat Two";
3. Thence SOUTH 01°-52'-37" EAST on the westerly line of said Lot 27 within said "Candlelight Park Plat Two" and continuing on the westerly line of a plat in the name of "Candlelight Park Plat One" for a distance of 510.00 feet to a point referenced by a Concrete Monument with Iron Rod Found being South 0.25 feet, West 0.12 feet, said point also being on said northerly right of way of Northover Road;
4. Thence SOUTH 89°-54'-51" WEST and being 18.00 feet north of and parallel to the centerline of said Northover Road for a distance of 310.00 feet to the Point of Beginning.

Containing an Area of 158,022.6966 Square Feet or 3.6277 Acres of Land more or less, subject to all easements, leases and restrictions of record.

This legal has been prepared on March 15, 2023 by Robert Allen Babcock, P.S. Number 7696 from an actual field survey and documents of record, recorded within the City of Toledo – Division of Engineering and Construction Management. All ½" Diameter Iron Rods set at 30" long with Plastic Caps stamped "R.A. Babcock -#7696".

The above-described parcel has the following area of 158,022.6966 square feet contained completely within Lucas County Auditor Permanent Parcel Number #22-03411.

Grantor claims title by instrument(s) of record in name "The Board of Education of Washington Twp." recorded in Lucas County Recorders Instrument Number 20201125-0053901.

The bearings for this survey are based on the State Plane Coordinate System of OHIO NORTH ZONE, (NAD 83 prior to the HARN Shift of 1995). All bearings are relative thereto for the purpose of indicating angular measurement.

Prepared by:

Robert A. Babcock P.S. #7696