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0.038 ACRE LEGAL DESCRIPTION  
FOR FRED TANNER  
VILLAGE OF McCUTCHENVILLE, WYANDOT COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, VILLAGE OF McCUTCHENVILLE, PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 14 EAST, BEING PART OF VACATED WATER STREET AS CONVEYED TO FREDERICK J. TANNER OF RECORD IN DEED BOOK 128, PAGE 112 AND ROGER TANNER OF RECORD IN DEED BOOK 166, PAGE 472, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 109 AS CONVEYED TO SAID ROGER TANNER, SAID IRON PIN FOUND BEING IN THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET (66 FEET IN WIDTH);

THENCE NORTH 30°31'32" EAST, A DISTANCE OF 9.00 FEET WITH THE EAST RIGHT-OF-WAY OF SAID WASHINGTON STREET AND THE WEST LINE OF SAID ROGER TANNER TRACT TO A POINT IN THE SOUTH RIGHT-OF-WAY OF SAID WATER STREET (57 FEET IN WIDTH), SAID POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH 30°31'32" WEST, A DISTANCE OF 9.00 FEET;

THENCE SOUTH 59°44'44" EAST, A DISTANCE OF 183.32 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WATER STREET, THE NORTH LINE OF SAID ROGER TANNER TRACT AND A PORTION OF THE NORTH LINE OF SAID FREDERICK TANNER TRACT TO A POINT, BEING REFERENCED BY AN IRON PIN FOUND SOUTH 30°31'32" WEST, A DISTANCE OF 9.00 FEET;

THENCE SOUTH 30°31'32" WEST, A DISTANCE OF 9.00 FEET OVER AND ACROSS THE VACATED RIGHT-OF-WAY OF SAID WATER STREET AND THE SAID FREDERICK TANNER TRACT TO AN IRON PIN FOUND MARKING THE NORTHWEST CORNER OF LOT 111;

THENCE NORTH 59°44'44" WEST, A DISTANCE OF 183.32 FEET WITH A PORTION OF THE NORTH LINE OF SAID FREDERICK TANNER TRACT, THE NORTH LINE OF LOT 109 AND THE NORTH LINE OF SAID ROGER TANNER TRACT (PASSING AN IRON PIN FOUND AT 16.50 FEET) TO AN IRON PIN FOUND MARKING THE POINT OF BEGINNING, CONTAINING 0.038 ACRES OF LAND, MORE OR LESS, OF WHICH 0.036 ACRES IS FROM ROGER TANNER OF RECORD IN DEED BOOK 166, PAGE 472 AND 0.002 ACRES IS FROM FREDERICK J. TANNER OF RECORD IN DEED BOOK 128, PAGE 112.

REFERENCE SURVEY VOL. B  
PAGE 110 IN THE TAX MAP OFFICE

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFREY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WATER STREET, S 59°44'44"E, AS SHOWN IN PLAT BOOK 6, PAGE 581.

PRIOR DEED REFERENCE: DEED BOOK 128, PAGE 112, DEED BOOK 166, PAGE 472 AND DEED BOOK 193, PAGE 866.