



**VAN HORN, HOOVER
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SURVEYING & ENGINEERING

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LEGAL DESCRIPTION

FOR: PENWELL

PT. N1/2, NW1/4
SECTION 21,
T1S, R13E
0.218 ACS.

SITUATED IN THE VILLAGE OF CAREY, COUNTY OF WYANDOT, STATE OF OHIO AND BEING A PART OF THE N1/2 OF THE NW1/4 OF SECTION 21, T1S, R13E, A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF GROVE STREET (60' R/W) AND DESCRIBED AS LYING S 88°49'20" E, A DISTANCE OF 45.90 FEET FROM A 1" IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF LOT NO. 56 OF A.J. FREDERICKS FOURTH ADDITION TO THE VILLAGE OF CAREY.

THENCE FROM THE ABOVE DESCRIBED POINT OF BEGINNING, N 00°10'59" E, A DISTANCE OF 89.93 FEET TO A 5/8" REBAR SET;

THENCE S 88°55'10" E, A DISTANCE OF 8.97 FEET TO A 5/8" REBAR SET;

THENCE N 00°10'59" E, A DISTANCE OF 84.47 FEET TO A 5/8" REBAR SET ON THE SOUTH LINE OF A TRACT OF LAND PREVIOUSLY CONVEYED IN OFFICIAL RECORDS 132, PAGE 315 OF THE WYANDOT COUNTY DEED RECORDS;

THENCE ALONG SAID SOUTH LINE, S 88°38'51" E, A DISTANCE OF 49.88 FEET TO A 5/8" REBAR SET;

THENCE S 00°10'36" W, A DISTANCE OF 174.26 FEET TO A MAG NAIL SET ON SAID NORTH LINE OF GROVE STREET REFERENCED BY A REBAR SET N 88°49'20" W @ 58.87 FEET;

THENCE ALONG SAID NORTH LINE OF GROVE STREET, N 88°49'20" W, A DISTANCE OF 58.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.218 ACRES OF LAND, MORE OR LESS, SUBJECT TO ANY PRIOR EASEMENTS OF RECORD.

NOTE: ALL BEARINGS USED ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF GROVE ST. TO BE N 88°49'20" W AND ARE ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY.

NOTE: ALL REBARS CALLED AS SET ARE 5/8" X 30" LONG WITH VEE HEAD CAP.

DATE: 7-30-08

SURVEY & LEGAL DESCRIPTION BY:

EDWARD A. VAN HORN
REGISTERED SURVEYOR #6563

REFERENCE SURVEY VOL. D
PAGE 313 IN THE TAX MAP OFFICE