

COMBINATION PARCEL 1 LEGAL DESCRIPTION

Being a parcel of land situated in parts of Lot 32 and Lot 34 and part of a sixteen and five tenths (16.5) foot wide alley as shown in the plat of the Village of Caroline (Township Plat Volume 1, page 38) in Section 15, Venice Township, Township-1-North, Range-17-East, Seneca County, Ohio described as follows:

BEGINNING at the northwesterly corner of said Lot 34 of said Village of Caroline plat and the intersection of the southerly right-of-way of Township Road 88 and the easterly right-of-way of East Street;

thence **S 66° 53' 32"** E one hundred seventy-three and twenty-five hundredths (**173.25**) feet along the southerly right-of-way of Township Road 88 to the centerline of an alley;

thence **S 23° 15' 27"** W one hundred seventeen and two hundredths (**117.02**) feet along the centerline of said alley to the southeasterly extension of the northerly line of a parcel of land now or formerly owned by Larry W. Messer as described in Seneca County Official Record Volume 414, page 2965;

thence **N 70° 11' 13"** W one hundred seventy-three and fifty-six hundredths (**173.56**) feet along said extension of Messer's northerly line and said Messer's northerly line to the northwesterly corner thereof, the west line of said Lot 34 and the easterly right-of-way of East Street;

thence **N 23° 15' 27"** E one hundred twenty-seven and zero hundredths (**127.00**) feet along the easterly right-of-way of East Street and the westerly line of said Lot 34 to **THE POINT OF BEGINNING**.

Containing in all, **0.485** acres of land, more or less, subject to all legal highways and easements. There are 0.236 acres of the 0.485 acre parcel in parcel number: O49000800680000. There are 0.227 acres of the 0.485 acre parcel in parcel number: O49000800640000. There are 0.022 acres in the alley right-of-way.

The bearing of the south right-of-way of Township Road 88 is assumed S 66° 53' 32" E. Bearings are assumed and for angular measurement only.

This 0.485 acre legal description is **not based** on an actual field survey and was calculated from Survey Volume 2, page 286 on file at the Seneca County Engineer's office, plats and deeds of record by James G. Homan, Jr. P.S. #6972, HANK and Associates, Inc., 137 South Washington Street, Tiffin, Ohio 44883 in February, 2023.

20221125comboparcel1diego.leg



COMBINATION PARCEL 3 LEGAL DESCRIPTION

Being a parcel of land situated in Lot 60, parts of Lot 32 and Lot 34 and part of a sixteen and five tenths (16.5) foot wide alley as shown in the plat of the Village of Caroline (Township Plat Volume 1, page 38) in Section 15, Venice Township, Township-1-North, Range-17-East, Seneca County, Ohio described as follows:

BEGINNING at the southwesterly corner of said Lot 60 of said Village of Caroline plat and the and the easterly right-of-way of East Street;

thence **N 23° 15' 27" E** seventy-one and zero hundredths (**71.00**) feet along the westerly right-of-way of East Street and the westerly line of said Lot 60 to the southwesterly corner of a parcel of land now or formerly owned by Keith Stephens as described in Senecas County Official Record Volume 413, page 108;

thence **S 70° 11' 13" E** one hundred seventy-three and fifty-six hundredths (**173.56**) feet along the southerly line of said Stephens's parcel and said line extended northeasterly to the centerline of a sixteen and five tenths (16.5) foot wide alley;

thence **S 23° 15' 27" W** eighty and ninety-eight hundredths (**80.98**) feet along the centerline of said alley to the southeasterly extension of the southerly line of said Lot 60;

thence **N 66° 53' 32" W** one hundred seventy-three and twenty-five hundredths (**173.25**) feet along said extension and the southerly line of said Lot 60 to **THE POINT OF BEGINNING**.

Containing in all, **0.302** acres of land, more or less, subject to all legal highways and easements. There are 0.287 acres of the 0.302 acre parcel in parcel number: O49000800688000. There are 0.015 acres in the alley right-of-way.

The bearing of the south right-of-way of Township Road 88 is assumed S 66° 53' 32" E. Bearings are assumed and for angular measurement only.

This 0.302 acre legal description is **not based** on an actual field survey and was calculated from Survey Volume 8, page 286 on file at the Seneca County Engineer's office, plats and deeds of record by James G. Homan, Jr. P.S. #6972, HANK and Associates, Inc., 137 South Washington Street, Tiffin, Ohio 44883 in February, 2023.

20221125comboparcel3diego.leg



PARCEL 5 LEGAL DESCRIPTION

Being a parcel of land situated in part of a sixteen and five tenths (16.5) foot wide alley as shown in the plat of the Village of Caroline (Township Plat Volume 1, page 38) in Section 15, Venice Township, Township-1-North, Range-17-East, Seneca County, Ohio described as follows:

Commencing at the southeasterly corner of Lot 59 of said Village of Caroline plat, the westerly right-of-way of a sixteen and five tenths (16.5) foot wide alley and the northerly right-of-way of Pearce Street;

thence S 66° 53' 32" E eight and twenty-five hundredths (8.25) feet along the southeasterly extension of the southerly line of said Lot 59 and the northerly right-of-way of Pearce Street to the centerline of a sixteen and five tenths (16.5) foot wide alley, **THE POINT OF BEGINNING**;

thence N 23° 15' 27" E two hundred twelve and fifty-eight hundredths (212.58) feet along the centerline of said alley to the northwesterly extension of the southerly line of a parcel of land now or formerly owned by Keith Stephens as described in Seneca County Official Record Volume 413, page 108;

thence S 69° 48' 08" E eight and twenty-six hundredths (8.26) feet along said extension of Stephens's southerly line to the easterly right-of-way of a sixteen and five tenths (16.5) foot wide alley to a set iron rod as shown in Survey Volume 8, page 286 on file at the Seneca County Engineer's office marking the southwesterly corner of said Stephens's parcel;

thence S 23° 15' 27" W two hundred thirteen and zero hundredths (213.00) feet along the easterly right-of-way of said alley to southeasterly extension of the southerly line of said Lot 59 and the northerly right-of-way of Pearce Street;

thence N 66° 53' 32" W eight and twenty-five hundredths (8.25) feet along said extension and the northerly right-of-way of Pearce Street to **THE POINT OF BEGINNING**.

Containing in all, **0.040** acres of land, more or less, subject to all legal highways and easements.

The bearing of the south right-of-way of Township Road 88 is assumed S 66° 53' 32" E. Bearings are assumed and for angular measurement only.

This 0.040 acre legal description is **not based** on an actual field survey and was calculated from Survey Volume 8, page 286 on file at the Seneca County Engineer's office, plats and deeds of record by James G. Homan, Jr. P.S. #6972, HANK and Associates, Inc., 137 South Washington Street, Tiffin, Ohio 44883 in February, 2023.

20221125parcel5diego.leg

