

**LEGAL DESCRIPTION OF A 0.1395-ACRE  
INGRESS/EGRESS AND PARKING  
EASEMENT**

Being a parcel of land situated in part of Lot 66 on Washington Street in the Fourth Ward of the city of Sandusky, Erie County, Ohio and being further described as follows:

BEGINNING at the intersection of the southerly right-of-way of Washington Street (99' R/W) with the northeasterly corner of Lot 68.

- 1) Thence, North 66° 11' 13" East, along the southerly right-of-way of said Washington Street, a distance of 10.28 feet, to a point;
- 2) Thence, South 24° 37' 05" East, a distance of 130.57 feet, to a point;
- 3) Thence, North 66° 30' 37" East, a distance of 54.04 feet, to a point marking the westerly line of Lot 64;
- 4) Thence, South 23° 37' 03" East, along the westerly line of Lot 64, a distance of 68.51 feet, to a point marking the northerly line of Lot 12;
- 5) Thence, South 66° 08' 42" West, along the northerly line of Lot 12, a distance of 66.70 feet, to a point marking the southeasterly corner of Lot 68;

- 6) Thence, North 23° 35' 25" West, along the easterly line of Lot 68, a distance of 199.44 feet, to the POINT OF BEGINNING.

Containing in all, 0.1395 acres of land (6,077.87 sq. ft.) more or less.

The bearings referred to on are based on the Ohio North State Plane Coordinate System.

This legal description is based upon an actual field survey performed for Kara Groff by James Dale Barnes, P.S. 8411, of Barnes Surveying in March, 2023.

March 26<sup>th</sup>, 2023  
Job No. 23055  
JDB/jdb

