



Utility Easement 0.345 Acres

Being part of a 0.962 acres tract as recorded in Instrument #202200000597, also being part of a 0.4002 acres tract as recorded in Instrument #202200000597, also being part of a 0.923 acres tract as recorded in Instrument #202200001859, also being part of a 0.090 acres tract as recorded in Instrument #202200000598, also being part of a 0.156 acres tract as recorded in Instrument #202200000598, also being part of a 0.37 acres tract as recorded in Instrument #202200000598, also part of a 0.32 acres tract as recorded in Instrument #202200000599, located in the Southeast Quarter of Section 1, Town 6 South, Range 2 East, City of Celina, Jefferson Township, Mercer County, Ohio, and described as follows:

Commencing at a Railroad Spike Found on the South line of Section 1 and at the intersection of Sugar Street and Schunck Road;

Thence North $01^{\circ}21'43''$ East along the approximate centerline of Sugar Street, a distance of six hundred eighty-eight and forty-one hundredths feet (688.41') to an Iron Pin Found on the East right-of-way line of US Route 127;

Thence North $31^{\circ}46'25''$ East along the East right-of-way line of US Route 127, a distance of ninety-six and nine hundredths feet (96.09') to an Iron Pin Found;

Thence South $77^{\circ}10'02''$ East along the North line of a tract as recorded in Deed Volume 313 Page 960, a distance of two hundred twenty-three and forty-four hundredths feet (223.44') to an Iron Pin Found;

Thence South $10^{\circ}43'09''$ East along the East line of a tracts as recorded in Deed Volume 313 Page 960 and Instrument #201800005512, a distance of eighty-three and eighty-seven hundredths feet (83.87') to an Iron Pin Found;

Thence South $64^{\circ}20'47''$ East along the North line of a tract as recorded in Instrument #200700004829, a distance of seventy and eighty-five hundredths feet (70.85') to a point, marking the **TRUE POINT OF BEGINNING**;

Thence North $25^{\circ}36'19''$ East a distance of three hundred twenty-three and sixty-eight hundredths feet (323.68') to a point;

Thence Northeasterly along a curve to the left, having a radius of six hundred twelve and thirty hundredths feet (612.30'), a delta angle of 15.5667° , an arc distance of one hundred sixty-six and thirty-six hundredths feet (166.36'), and chord bearing North $17^{\circ}49'19''$ East a distance of one hundred sixty-five and eighty-four hundredths feet (165.84') to a point;

Thence North $10^{\circ}02'19''$ East a distance of four hundred sixty-one and seventy hundredths feet (461.70') to a point;

Thence North $78^{\circ}50'37''$ East a distance of sixteen and eighty-four hundredths feet (16.84') to a point;

Thence South $10^{\circ}02'19''$ West a distance of four hundred sixty-seven and seventy-eight hundredths feet (467.78') to a point;

Thence Southwesterly along a curve to the right, having a radius of six hundred twenty-eight and zero hundredths feet (628.00'), a delta angle of 15.5667° , an arc distance of one hundred seventy and sixty-two hundredths feet (170.62'), and chord bearing South $17^{\circ}49'19''$ West a distance of one hundred seventy and ten hundredths feet (170.10') to a point;

Thence South $25^{\circ}36'19''$ West a distance of three hundred twenty-three and seventy hundredths feet (323.70') to a point;

Thence North $64^{\circ}20'47''$ West a distance of fifteen and seventy hundredths feet (15.70') to the **TRUE POINT OF BEGINNING**, containing **0.345 acres** of land more or less.

Said tract to be subject to all highways and any other easements or restrictions of record.

Previous Deed Reference:

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in June of 2023 and is on file with the Mercer County Engineers Office.