

# LEGAL DESCRIPTION

Situated in the Township of Yellow Creek, County of Columbiana and State of Ohio:

Known as being part of the Northwest Quarter of Section (21), Township (9) of Range (2), also being part of a 86.16 acre tract of Kenneth and Elizabeth Frischkorn as recorded in Vol. 844, Pg. 108 of Official Record, said tract being more particularly described as follows,

Beginning for reference at an iron pin (found) in the center of Township Road #1071 at the Northeast corner of the Northwest Quarter of Section (21), Thence with the East line of said Quarter Section, South 0° 00' 00" East 1630.48' feet to an iron pin w/cap, (set) on the East side of Township Road #1072 and The True Place of Beginning, Thence with the East line of said Quarter Section and with said road, South 0° 00' 00" East 731.00 feet to an iron pin w/cap (set) in said road, Thence leaving said road, South 52° 13' 38" West 264.41' feet to a 5/8" iron pin, w/cap (set), passing through a 5/8" iron pin, w/cap (set) at 30.00' feet as reference, Thence North 0° 00' 00" East 731.00 feet to a 5/8" iron pin, w/cap, (set), Thence North 52° 13' 38" East 264.41 feet to an iron pin and The True Place of Beginning, passing through a 5/8" iron pin 2/cap, (set) at 213.80 feet as reference, the herein described tract containing 3.507 acres more or less, subject to all legal highways, easements, leases, or restrictions of record. The basis of bearing was the East line of said Quarter Section and the bearing of Due South was taken from said Frischkorn's Deed Vol. 844, Pg. 108, Grantor reserves a right-of-way across property, being more particularly described as follows, beginning at the Southwest corner of the above described property, and The True Place of Beginning, thence with the West line of said 3.507 acre tract, North 0° 00' 00" West 250.00' feet to a point, thence South 22° 43' 24" East 204.63' feet to a point on the South line of said 3.507 acre tract, thence with said South line, South 52° 13' 38" West 100.00' feet to an iron pin and The True Place of Beginning, the herein described right-of-way containing 0.227 acres more or less. Description of said tract on survey by Bonar Surveying Registered Surveyor #7134, August 13, 1994.

Property commonly known as: 2142 Sprouse Rd, Wellsville, OH 43968

Permanent Parcel Number: 82-00132.001

Prior Deed Reference: Volume 446, PG 111

END OF LEGAL DESCRIPTION

PRE-APPROVED TAX MAP DEPARTMENT	
LEGAL SUFFICIENT	<input checked="" type="checkbox"/>
LEGAL INSUFFICIENT	<input type="checkbox"/>
CHANGES	<input type="checkbox"/>

2/27/23  
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