

Parcel Number: 12-334-00-006-00, 12-334-00-007-01
Prior Deed Reference: OR Volume 54 Page 5284, OR Volume 65 Page 144, and OR Volume 297 Page 82-84
Case Number: 2023 CV 00844
Our File Number: 23-2568

**EXHIBIT A
LEGAL DESCRIPTION**

Situated in the City of Conneaut, County of Ashtabula, and State of Ohio:
Known as being part of Original Lot Number Eight (8), Section Number One (1) and part of Original Lot Number Four (4), Section Number Two (2), in Township Number Fourteen (14) in the first Range and bounded and described as follows: Beginning in the center of the Dorman Rd., so-called at the northeast corner of lands of Lena Hicks; thence westerly along the north line of lands of said Hicks, F.J. Bax and to the east line of lands of Corsena Jones. Formerly owned by one Starkey; thence northerly along the east line of said Jones land fifty (50) feet; thence easterly and parallel with the south line to the center of the Dorman Rd.; thence southerly along the center of the Dorman Rd. to the place of beginning.
Permanent Parcel No(s): 12-334-00-006-00

Situated in the City of Conneaut, County of Ashtabula, and State of Ohio:
And known as being part of Original Lot 4, Section 2 and Lot 8 Section 1, Township 14 Range 1 of the Connecticut Western Reserve and is further bounded and described as follows: Beginning at a 1/2" iron rebar and survey cap set in the East line of Dorman Rd. (36'R/W) said Rebar marking the intersection of the East line of Dorman Rd. and the South line of land conveyed to Robert R. Soller and Marie M. Soller by Deed Recorded in Volume 449, Page 643 of Ashtabula County Deed Records. Thence Westerly along Soller's South line, 297.29' to Soller's Southwest corner.

Thence Northerly, along Soller's Westline and forming an interior angle of 89 degrees 25', 34.13' to a 1/2" iron rebar and survey cap set.

Thence Easterly forming an interior angle of 86 degrees 20', 173.75' to a 1/2" iron rebar and survey cap set. Thence Easterly deflecting 5 degrees 30' right, 125.48' to the Place of Beginning and containing 0.1404 acre of land be the same more or less, but subject to all legal highways. Pursuant to a survey by Frederick T. Bennett, Ohio Registered Surveyor No. 6802 on November 3, 1992.

Known as being a portion of land conveyed to Robert R. Soller and Marie M. Soller by deed recorded in Volume 449 Page 643 of Ashtabula County Deed Records.
Permanent Parcel No(s): 12-334-00-007-01

A parcel of land consisting of two (2) lots commonly known as: 431 Dorman Road, Conneaut, Ohio 44030.

Permanent Parcel No(s): 12-334-00-006-00 & 12-334-00-007-01

SURVEY UPDATE REQUIRED
FOR NEXT TRANSFER
Both Parcels

Property commonly known as: 421 Dorman Rd, Conneaut, OH 44030 BY: DAH DATE: 12/19/23
ASHTABULA COUNTY ENGINEER

Prior Deed Reference: OR Volume 54 Page 5284, OR Volume 65 Page 144, and OR Volume 297 Page 82-84

END OF LEGAL DESCRIPTION