

LEGAL DESCRIPTION

Situated in the Township of Southington, County of Trumbull and State of Ohio

And known as being in and a part of Sections No. 26 and No. 35 in the original survey of said Township, more fully described as follows:

Beginning at a point in the center line of the Warren-Burton Road (S.H. 325 - U.S. 422), said point is at Station 298 + 13.00 of said center line of survey as recorded in Volume 16, Page 3, Trumbull County Records of Plats;

Thence S. 3° 30' W. a distance of 55.52 feet to a point, being in the center line of the Warren-Burton Road right-of-way;

Thence N. 42° 36' W., along said center line of right-of-way and at all points 40.00 feet distant from the said survey center line, a distance of 373.00 feet to a point;

Thence N. 5° 06' E., passing through Station 301 + 83.95 and an iron pin set in the Northeasterly right-of-way of said Warren-Burton Road, a distance of 700.00 feet to an iron pin;

Thence S. 42° 36' E. a distance of 422.75 feet to an iron pin set in Grantor's Easterly line;

Thence S. 5° 06' W. along Grantor's Easterly line a distance of 383.70 feet to an iron pin set in the line between said Sections No. 26 and No. 35;

Thence N. 87° 36' W., along said Section line, a distance of 44.00 feet to an iron pin;

Thence S. 3° 30' W., passing through an iron pin set in the Northeasterly right-of-way of the said Warren-Burton Road, a distance of 225.18 feet to a point, being the place of beginning and containing within said bounds 4.89 acres of land be the same more or less but subject to an easement given the State of Ohio as recorded in Volume 488, Page 303.

EXCEPTING THERE FROM and RESERVING unto the Grantor herein, the following described land:

Being part of Sections No. 26 and No. 35, Southington Township, being further bounded and described as follows:

Beginning at the Southwesterly corner of a 4.89 acre parcel of land conveyed to Paul E. Larson and Evelyn P. Larson by warranty deed recorded in Volume 944, Page 721, Trumbull County Records of Deeds and by Survivorship Deed recorded as Instrument No. 200809160022340 filed on September 16, 2008.

Thence N. 5° 06' E., passing through Station 301 + 83.95 and an iron pin set in the Northeasterly right-of-way of said Warren-Burton Road, a distance of about 420 feet to a point in the West line of said land conveyed to Larson;

Thence S. 87° 36' E. a distance of about 215 feet to a point which is 100 feet Westerly from the East line of said 4.89 acre parcel;

Thence S. 5° 06' W. parallel to said East line a distance of about 610 feet but to the center line of the Warren-Burton Road right-of-way;

Thence N. 42° 36' W. along said centerline, (at all times 40 feet distant from the State of Ohio centerline of the Warren-Burton Road, S.H. 325 - U.S. 422 as recorded in Volume 16, Page 3, Trumbull County Records of Plats), a distanced of about 290 feet to the place of beginning, and containing about 2.54 acres of land, more or less

Property Address: 4552 Parkman Road, Southington, OH 44470

Parcel No. 57-062125

Prior Deed Reference: Deed from Paul T. Larson, to Paul Terrance Larson a/k/a Paul T. Larson , recorded on 02/03/2009 as Instrument No. 200902030002078 of Trumbull County Records, and by Survivorship Deed recorded as Instrument No. 200809160022340 filed 9/16/2008 and Prior Instrument Reference: Volume 1037, Page 502 of the Deed Records of Trumbull County Ohio.

COURT ORDER

TRUMBULL COUNTY

MAR 01 2024

GIS/TAX MAP DEPT