

Parcel Number: 29-003-00-005-00
Prior Deed Reference: OR Volume 96, Page 1482
Deed Reference: OR Volume 496, Page 1927
Case Number: 23-2249-1
Our File Number: 23-2249

EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Situated in the Township of Lenox, County of Ashtabula and State of Ohio:

Known as being part of Lenox Township Lot No. G and is further bounded and described as follows: Beginning in the centerline of the Lenox-New Lyme Road at the southeast corner of lands conveyed to Robert V. Bullis and Ellen B. Bullis by deed recorded in Volume 617, Page 553, of the Ashtabula County Record of Deeds; thence southerly along the centerline of said highway to the northeast corner of lands conveyed to Billy L. Fitzwater and Doris Mae Fitzwater as Tract 3 by deed recorded in Volume 595, Page 388 of the Ashtabula County Record of Deeds; thence westerly along said Fitzwater's north line, two hundred (200) feet to the northwest corner thereof; thence southerly along said Fitzwaters' west line approximately four hundred ten (410) feet, to the north line of land conveyed to Donald E. Locy and Betty M. Locy by deed dated September 29, 1962 and recorded in Volume 666, Page 1081 of the Ashtabula County Record of Deeds; thence westerly along the north line of said Locy lands to the east line of land conveyed to James J. Greene, et al, as Tract I by Certificate recorded in Volume 371, Page 256 of the Ashtabula County Record of Deeds; thence northerly along said Greene's east line and the east line of lands conveyed to Joseph and Julia Huttera by deed recorded in Volume 452, Page 448 of the Ashtabula County Records of Deeds, to the southwest corner of lands conveyed to Robert V. and Ellen B. Bullis as aforesaid; thence easterly along said Bullis' south line about one thousand two hundred seventy-three and sixty-five hundredths, (1,273.65) feet to the place of beginning and containing about 15 acres of land, be the same more or less, but subject to all legal highways.

SURVEY UPDATE REQUIRED
FOR NEXT TRANSFER

Permanent Parcel No(s): 29-003-00-005-00

PARCEL II:

Situated in the Township of Lenox, County of Ashtabula and State of Ohio:

And known as being a part of Lot No. G in said Township and further bounded and described as follows: Beginning at an iron pin at a deflection right in the monument center line of at Lenox-New Lyme Road, said iron pin being South 01 degree 30' East of an iron pin at the intersection of said center line and the Jefferson Township line a distance of 3597.55 feet; thence South 88 degrees 30' West along a Southerly line of premises conveyed to Westley John Gaul and Geraldine Mary Gaul by Warranty Deed recorded in Volume 667, Page 474, of Ashtabula County Records, a distance of 200 feet to a point; thence South 01 degree 30' East along an Easterly line of said Gaul lands a distance of 90.55 feet to an iron pin; thence North 23 degrees 41' 43" East a distance of 82.69 feet to an iron pin; thence North 88 degrees 47' East a distance of 182.43 feet to a point in the center line of Lenox-New Lyme Road; thence North 48 degrees 10' West along the center line of Lenox-New Lyme Road a distance of 24.24 feet to the place of beginning and containing .107 acres of land, according to survey by Jerry Slay, Registered Surveyor, dated May, 1974, be the same more or less, but subject to all legal highways.

Permanent Parcel No(s): 29-003-00-003-001

SURVEY UPDATE REQUIRED
FOR NEXT TRANSFER

BY: MAK DATE: 10/18/23
ASHTABULA COUNTY ENGINEER

PARCEL III:

Situated in the Township of Lenox, County of Ashtabula, and State of Ohio:
And known as being part of Lenox Township Lot G and is further bounded and described as follows:
Beginning at an iron pin at a defection right in the monumented center line of Lenox-New Lyme Road, said iron pin being South 01 degrees 30' East of an iron pin at the intersection of said center line and the Jefferson Township line a distance of 3597.55 feet; thence North 01 degrees 30' West a distance along said center line of 145.49 feet to a point and the principal place of beginning; Thence South 89 degrees 50' 58" West a distance of 1273.88 feet to a point in the Easterly line of premises conveyed to Joseph and Julia Huttera, as recorded in Volume 452, Page 448 of Ashtabula County Records; thence Southerly along the Easterly line of said Huttera land a distance of 30 feet to the Northwest corner of premises conveyed to Wesley John Gaul and Geraldine Mary Gaul, the Grantees herein, by deed recorded in Volume 667, Page 474 of Ashtabula County Records; Thence North 88 degrees 30' East a distance along said Gauls' Northerly line of 1273.65 feet to the principal place of beginning and containing .439 acres of land, according to survey by Jerry Slay, Registered Surveyor, dated May, 1974, be the same more or less, but subject to all legal highways.

Permanent Parcel No(s): 29-003-00-006-01,

SURVEY UPDATE REQUIRED
FOR NEXT TRANSFER

BY: MAK DATE: 10/18/23
ASHTABULA COUNTY ENGINEER

Permanent Parcel Number: 29-003-00-005-00, 29-003-00-003-001 & 29-003-00-006-01

Property commonly known as: 1747 Lenox New Lyme Rd, Jefferson, OH 44047

Prior Deed Reference: Volume 40 Page 9677 re-recorded in Volume 43 Page 4112 and Volume 93 Page 1482 as to Parcel 1, Volume 117 Page 1278 as to Parcel 2 and Parcel 3

END OF LEGAL DESCRIPTION