Property Located at 235 Bantam Ridge Road, Wintersville, OH and located in the Township of Cross Creek County, County of Jefferson, State of Ohio, Section 30, Township 6, Range 2, and being a combination of two tracts owned by D & K Damchak as recorded in Volume 52, Page 625, and being more particularly described as follows:

Being at a capped iron pin (CIP) set marking the Northwest corner of a tract owned by H & J Hilty as recorded in Volume 488, Page 602, and also marking a point on the East line of Lot No. 1 of Brentwood second Subdivision, as recorded in Plat Book 8, Page 30, and being North 0° 32' 00" East 115.00 feet from the SE corner of said Lot, and also marking the Southwest corner of the parcel herein described;

Thence with the East line of said Lot No. 1, North 0° 32' 00" East 100.00 feet to a point on a manhole lid marking the Northeast corner of Lot No. 1, and also being a point on the South line of Lot No. 10 of Swickard's Third Subdivision as recorded in Plat Book 6, Page 195 and marking the Northwest corner of the parcel herein described, and being referenced by a CIP set bearing South 89° 14' 15" East 3.00 feet;

Thence with the South line of the aforementioned Lot No. 10, South 89° 14' 15" East 211.00 feet to a point in Bantam Ridge Road marking the Northeast corner of the parcel herein described, and passing on line a CIP set at 192.109 feet;

Thence with said road, South 0° 31' 58" West 100.00 feet to a point in said road marking the Northeast corner of a tract owned by M & J Sargeant as recorded in Volume 135, Page 904, and being the Southeast corner of the parcel herein described, and being referenced by a CIP set bearing North 89° 14' 15" West 20.00 feet;

Thence with the North line of said Sargeant tract, and with the north line of another tract, owned by Sargeant of Volume 135, Page 904, and with the North line of the Earlier mentioned Hilty tract of Volume 488, Page 602, North 89° 14' 15" West 211.001 feet to the place of beginning, containing 0.484386 acres, more or less, and subject to all legal highways, right of way, and/or easements, and subject to any and all restrictions, and/or reservations, and/or exceptions as may be applicable.

The basis for bearings is the South line of Lot No. 8 of Swickard's Third S.D., as recorded in Plat Book 6, Page 195.



This description form a field survey conducted in January 1998 by Vincent Dowdle P.S. No. 7396.

Property Address: 235 Bantam Ridge Road, Steubenville, Ohio 43953
Parcel No.: 03-02503-000
Prior Deed: O.R. Volume 1390, Page 546, Jefferson County Records

CC #14-A IT IS OK DLM 10-16-2026