

COMMON PLEAS COURT
KIMBERLY A. REDMAN, CLERK

2024 MAY -1 A 11: 54

LEGAL DESCRIPTION

Situated in the Village of Vaughnsville, Township of Sugar Creek, County of Putnam, and State of Ohio:

Known as Lot Number 2 of a tract of land conveyed by W. W. Watkins to S. B. Powell and known as the north middle part of the north end of the West Half (1/2) of the Southwest Quarter (1/4) of Section Number Eleven (11), Township Two (2) South, Range Six (6) East, as recorded in Volume 93, Page 155 of the Record of Deeds, Putnam County, Ohio, and more minutely described as follows: Commencing for the same at a point 64 feet East of the Northeast corner of the Old Church Lot; thence South 233 feet to the South line of said original tract conveyed by W. W. Watkins to S.B. Powell; thence a little north of east 50 feet 4 inches to the Southwest corner of a lot known as Lot Number 3 of the original tract conveyed by W. W. Watkins to S.B. Powell, which was sold by S.B. Powell to J. E. Clevenger; thence north on the West line of said J. E. Clevenger lot 228 feet; thence West 50 feet to the place of beginning, and containing twenty-five hundredths (.25) of an acre of land.

Parcel No. 50-013110.0000 *long*
Property Address: 235 Findlay Street, Vaughnsville, Ohio 45893 *long*
Deed Reference Instrument No.: 202000001858

ALSO:

PARCEL B 0.038 ACRES

Situated in the Township of Sugar Creek, County of Putnam and State of Ohio:

Situated as being part of the North Middle Part of the North end of the West half of the Southwest Quarter of Section 11, Sugar Creek Township, Town 2 South, Range 6 East, Putnam County, Ohio and more particularly described as follows:

Beginning at a point marking the Northwest corner of Lot 2 as recorded in Deed Volume 403, Page 124 of the Putnam County Deed Records, also being on the South right-of-way line of Findlay Street (State Route 12) and the POINT OF BEGINNING;

Thence South 01°21'21" West along the West line of said Lot 2 a distance of 233.19 feet to a point marking the Southwest corner of said Lot 2 on the North line of a 3.500 acre tract of land as recorded

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in October, 2019, under the supervision of Ohio Professional Surveyor Gregory A. Bockrath, Ohio Surveyor No. 8306.

Note: The bearings used in this description are on an assumed meridian assuming the South right-of-way line of Findlay Street (State Route 12) to be South 89°17'33" East and are for the purpose of angle determination only.

Parcel No. 50-013111.0000 *LMH*

Property Address: ~~285~~ Findlay Street, Vaughnsville, Ohio 45893 *LMH*

Deed Reference Instrument No.: 202000001858

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Approved By
The Putnam County
Tax Map Dept.

Date: 4/23/24
NFC