

## LEGAL DESCRIPTION

Situated in the City of Ashtabula, County of Ashtabula, State of Ohio

Lands of Gerald B. Edixon, Doug Edixon, Scott Edixon and Greg Edixon as recorded In Microfiche 428-149;

Part of Lot 46 of the Hubbard Plat, as recorded in Volume 1, Page 35, situated in Lot 5, Section 3, City of Ashtabula, R3, T13, Connecticut Western Reserve, Ashtabula County, Ohio:

Beginning at the intersection of the centerlines of West 4th Street, 60 feet wide, and Pennsylvania Avenue, 66 feet wide, and thence South 46 degrees 57 minutes 35 seconds East, 44.60 feet to the intersection of the East line of Pennsylvania Avenue and the South line of West 4th Street and thence South 89 degrees 14 minutes 00 seconds East along the South line of West 4th Street 66.00 feet to the Northeast corner of Marilyn N. Nelson (352-435) (3/4" iron pipe found 0.58 feet North) and the place of beginning:

Course 1: thence South 89 degrees 14 minutes 00 seconds East along the South line of West 4th Street 40.00 feet to a point at the Northwest corner of Robert V. and Mary R. Luster (116-3416) (3/4" iron pipe found 0.74 feet North and 0.11 feet East);

Course 2: thence South 00 degrees 46 minutes 00 seconds West along the West line of Luster (passing through a 1/2" capped iron pin set at 128.00 feet) a total distance of 132.00 feet to a point In the North line of Dana N. Schulte (99-1633);

Course 3: thence North 89 degrees 14 minutes 00 seconds West along the North line of Schulte, the North line of Leora A. Clutter & Allen P. Slusher (142-1507) and the North line of James R. & Patricia A. Henson (72-3535), 40.00 feet to a point at the Southeast corner of Nelson;

Course 4: thence North 00 degrees 46 minutes 00 Seconds East along the East line of Nelson (passing through a 1/2" capped iron pin set at 3.00 feet) a total distance of 132.00 feet to the piece of beginning and containing 0.121 acres.

Bearings are to an assumed meridian and indicate angles only as per survey by Jerry Slay, Ohio Surveyor Number 5298 dated June 9, 2008.

Intent is to update PPN 68405-00-168-00.

The capped Iron pins set marked "Slay 5298" are 1/2" X 30" (cross sectional area is 0.22 square inches).

Parcel No.: 68-405-00-168-00

Property Address: 1714 West 4th Street, Ashtabula, OH 44004

Prior Deed Reference: Deed from Gerald Brian Edison, married to Virginia Edison, Doug Edison, married to Frances Edison, Scott Edison, married to Laura Edison and Greg Edison, married to Kimberly Edison, to Daniel K. Wakeman II and Loren C. Wakeman, filed April 27, 2008, as OR Book 436, Page 1610 of Ashtabula County Records.

Case No.: 2018 CV 00215

ASHTABULA COUNTY  
DESCRIPTION  
APPROVED FOR  
CONVEYANCE  
DATE: 4-18-18  
BY: DAH  
AUDITOR