

DESCRIPTION OF THE LAND

Situated in the Township of Washington, County of Union, State of Ohio

Tract One (.63 acre)

And bounded and described as follows: Being part of Survey Number 7375. Commencing at the Southeast corner of Aaron McNutt's lot and the center of the Marysville and Kenton Road;

Thence Easterly along McNutt's South line 208 feet to a stake; Southward parallel with said pike 50 feet to a stake;

Thence Westerly 208 feet to a stake in the said pike;

Thence along said pike 50 feet to the place of beginning. Containing 1/4 of an acre, more or less.

Also the following described property situated in the State of Ohio, County of Union, and in the Village of Byhalla, and described as follows:

Beginning in the center of the Marysville and Kenton Pike and at the Southwest corner of the said J.K. Scott lot above described;

Thence Easterly with the said J.K. Scott's land aforesaid 208 feet to a stake;

Thence Southwest parallel with said pike 81 1/2 feet to a stake;

Thence Westward parallel with the first line 208 feet to the center of the pike;

Thence Northwest along said pike 81 1/2 feet to the place of beginning. Containing 2/5 of an acre, more or less.

Also known as: The above real estate is more accurately described as follows: Situated in the State of Ohio, County of Union, Township of Washington, Village of Byhalla, Virginia Military Survey Number 7375, DV 292, Page 480, being more particularly described as follows: Beginning at a railroad spike set in the centerline of State Route 31 at the Northwest corner of said 0.65 acre tract and at the Southwest corner of Ethel Eastman's 0.37 acre tract described in Deed Volume 262, Page 216, said spike marking the place of beginning;

Thence North 58 degrees 57 minutes 19 seconds East 208.24 feet, following the southerly line of said 0.37 acre tract and passing through an iron pin found at 30.02 feet, to an iron pin found in a Westerly line of Nancy E. and Mae L. Lingrel's tract described in Deed Volume 288, Page 43;

Thence South 33 degrees 02 minutes 31 seconds East 130.51 feet, following a Westerly line of said Lingrel's tract, to an iron pin found;

Thence South 58 degrees 38 minutes 15 seconds West 208.30 feet, following a Northerly line of said Lingrel's tract and passing through an iron pin set for reference at 178.29 feet, to a railroad spike set in the centerline of State Route 31;

Thence North 33 degrees 00 minutes 00 seconds West 131.67 feet, following the centerline of said route, to the place of beginning, containing 0.63 acre, more or less, and subject to all valid easements and restrictions of record. The above description was prepared from a field survey in October of 1984 by Paul R. Clapsaddle, Registered Surveyor #6140. Bearing are based on the centerline of State Route 31 being North 33 degrees 00 minutes 00 seconds West. Iron pins set are 5/8" X 30" reinforcing rod with I.D. cap.

TRACT TWO (.649 acre);

Situated In the State of Ohio, County of Union, Township of Washington, VMS 7375, Village of Byhalia, being part of the Virginia Kimbrell's 1.842 acre tract described in Official Record 204, Page 467, and being more described as follows: Commencing at a monument box found at the intersection of the centerline of State Route #31 (60 feet wide) with the centerline of State Route #739;

Thence North 31 degrees 21 minutes 00 seconds West 377.46 feet, following the centerline of State Route #31 to a point;

Thence North 31 degrees 17 minutes 51 seconds West 122.30 feet, continuing along the centerline of State Route #31, to a PK nail found in the West line of said 1.842 acre tract and at the Northwest corner of Gregory I. and Wilma J. Dunnington's 0.5 acre tract described in Deed Volume 308, Page 126, and marking the Point of Beginning;

Thence North 31 degrees 17 minutes 51 seconds West 160.61 feet, continuing along the centerline of State Route #31 and the West line of said 1.842 acre tract, to a PK nail found at the Southwest corner of Jason Picklesimer's 0.63 acre tract described in Official Record 243, Page 289;

Thence North 60 degrees 23 minutes 16 seconds East 176.23 feet, following the South line of said 0.63 acre tract, passing at 29.73 feet an iron pin found, to an Iron pin set;

Thence South 31 degrees 17 minutes 15 seconds East 160.63 feet, crossing said 1.842 acre tract to a 6 inch wood post found at the Northeast corner of said 0.5 acre tract;

Thence South 60 degrees 23 minutes 47 seconds West 176.20 feet, following a South line of said 1.842 acre tract, the North line of said 0.5 acre tract, passing at 146.20 feet to an iron pin found, to the point of beginning. Containing 0.649 acres, more or less, and subject to all valid easements and restrictions of record. This description was prepared from an actual field survey made by Timothy L. Guider during the month of March 2001 and the monuments were placed as indicated herein. Iron pins set are 5/8" X 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of bearing centerline of State Route #31 from Survey by Jeffrey L. Lee dated July 11, 1983, North 31 degrees 21 minutes 00 seconds West.

The property address and tax parcel identification number listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness.

Property Address: 31602 St Rt 31, West Mansfield, OH 43358

Parcel No.: 3500190310000 and 3500150131010

Map Number: 0210201009000 and 0210201014001

VMS Number: 7375

Current Owner: Laura L. Barrett

Tax Mailing Address: 223 W Bomford St D, Richwood, OH 43344

EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER
DATE 10/18/2021 JG
JEFF STAUCH, UNION CO. ENG.

BOTH PARCELS