

LEGAL DESCRIPTION

2021 DEC 15 PM : 29
Donna M. Sullivan
CLERK
PLAS
UNION COUNTY, OHIO
COURT OF COMMONS

Being a part of Virginia Military Survey #4815 in Liberty Township; Union county; State at Ohio, and more particularly described as follows:

Commencing at a p/k nail found at the intersection of county road #252-a (Lunda Road) and state route #347;

Thence south 14 degrees, 12 minutes, 08 seconds west with the center of county road #252-a and the easterly line of virginia military survey #4815, a distance of 556.27 feet to a railroad spike set;

Thence north 74 degrees, 45 minutes, 00 seconds west; crossing an iron pin set at 40.00 feet, a total distance of 318.00 feet to an iron pin set the true place of beginning;

Thence north 74 degrees, 45 minutes, 00 seconds west; a distance of 357.00 feet to an iron pin set; thence north 14 degrees, 12 minutes, 08 seconds east; crossing an iron pin set at 258.25 feet, a total distance of 298.25 feet to a railroad spike set in the center of state route #347; thence north 82 degrees, 39 minutes, 00 seconds, east; with the center of state route #347, a distance of 383.77 feet to a railroad spike set; thence south 14 degrees, 12 minutes, 08 seconds west; crossing an iron pin set at 40.00 feet, a total distance of 445.76 feet to the place of beginning.

Containing 3.049 acres of land, more or less.
All set iron pins are solid, 5/8 inch, and bear a plastic cap stamped "Garverick l.s. 6816.

Basis of bearings: official records volume 047, page 003; the center of state route #347 as north 82 degrees, 39 minutes, 00 seconds east.

The above description is based upon a survey by jan k. Garverick, l.s. 6816; dated july 9, 2002.

Excepted from lot 5B description of 0.0034 acre tract:

Being a part of virginia military survey #4815 in Liberty Township; Union County; State of Ohio; and more particularly described as follows:

Commencing at a p/k nail found at the intersection of county road 252-B (Lunda Road) and state route #347;

Thence, westerly, with the center of state route #347 and a curve to the left, having a radius of 1637.02 feet, a central angle of 34 degrees- 35 minutes, a chord bearing of south 87 degrees- 04 minutes- 04 seconds west and a chord distance of 252.17 feet; a distance of 252.42 feet to a p/k nail found;

Thence south 82 degrees, 39 minutes, 00 seconds west; with state route #347 (not necessarily the centerline thereof) and crossing a railroad spike found at 82.76 feet, a total distance of 458.53 feet to a p/k nail set and the true place of beginning;

Thence south 24 degrees, 02 minutes, 00 seconds west; a distance of 43.58 feet to an iron pin found;

Thence north 14 degrees, 12 minutes 08 seconds east, a distance of 40.00 feet to a railroad spike found in state route #347;

Thence north 82 degrees, 39 minutes, 00 seconds east, with state route #347, a distance of 8.00 feet to the place of beginning.

Containing 0.0034 acre of land, more or less.

Basis of bearings: official records volume 047, page 003; the center of state route #347 as north 82 degrees 39 minutes, 00 seconds east.

The above description is based upon a survey by Jan K. Garverick l.s. 6816; dated may 20, 2004.

Containing 3.0456 acres of land, more or less.

CURRENT OWNER: ALAN L. WERTZ
PROPERTY ADDRESS: 24225 State Route 347, Raymond, Ohio 43067
PARCEL #2200060393000
PRIOR DEED REFERENCE: Instrument No. 201901230000566