

Legal Description

Situated in the State of Ohio, County of Delaware, Township of Liberty:

Range 19, Township 3, Section 3, Farm Lot 8, being part of Stanley R. Gerlach's 2 1/2 acre tract described in Deed Volume 395, Page 561, being more particularly described as follows:

Beginning at a mag nail set in the centerline of Seldom Seen Road, said mag nail marking the northeast corner of said 2 1/2 acre tract and northwest corner of Lot 1 of Chippewa Park Subdivision as recorded in Plat Book 4, Page 179, said Mag nail marking the place of beginning;

Thence South 0 deg. 07' 00" East (assumed bearing) 386.21 feet, following the line common to said Lot 1 and said 2 1/2 acre tract and passing through an iron pipe found at 20.00 feet in the south right-of-way line of Seldom Seen Road, to an iron pin set;

Thence West 115.18 feet to an iron pin set in the west line of said 2 1/2 acre tract;

Thence North 0 deg. 07' 00" West 386.21 feet, following the west line of said 2 1/2 acre tract and passing through an iron pin set at 366.21 feet in the south right-of-way line of Seldom Seen Road, to a mag nail set in the centerline of said road;

Thence East 115.18 feet, following the centerline of said road, to the place of beginning, containing 1.02 acre, more or less, and subject to all valid easements or restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor # 1640 during the month of August 1999.

Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS# 1640." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

Permanent Parcel Number: 319-313-04-030-000
More commonly known as: 4625 Seldom Seen Road, Powell, OH 43065

Prior Deed: OR 1098, Page 1857.