

LEGAL DESCRIPTION

Situated in the Township of Lexington, County of Stark, State of Ohio

Know as and being a part of the Northwest Quarter of Section 12, Township 19 (Lexington) Range 6 in Stark County, Ohio and also being lands now or formerly owned by Forrest A. Barber as described in Deed Volume 1739 Page 116 of the Deed Records of Stark County, Ohio and described as follows;

Beginning at a stone found marking the Southeast corner of said Northwest corner of said Section 12;

Thence N 88° 13' 55" W with the South line of said Quarter Section, a distance of 725.21 feet to a point referenced by a 5/8" rebar set and being the true place of beginning for the tract of land herein to be described;

Thence continuing N 88° 13' 55" W with the South line of said Quarter Section, a distance of 166.96 feet to a point and being the Southeast corner of a tract of land now or formerly owned by Frances A. Chandler as described in Volume 879 Page 743, said point being referenced by a stone found;

Thence N 01° 44' 33" E with the West line of said Chandler tract and a tract of land now or formerly owned by Gary R. and Patricia A. Culler as described in Imaging # 1994047525, a distance of 1359.22 feet to a point and being the Northeast corner of said tract, said point being referenced by an iron marker found;

Thence N 88° 08' 29" W with the North line of said Culler tract, a distance of 1080.09 feet to a point in the centerline of Union Avenue N.E. (State Route 225, variable width), said point being referenced by a PK nail set;

Thence N 08° 56' 34" E with the centerline of said Avenue, a distance of 272.78 feet to a point referenced by a PK nail set;

Thence S 88° 09' 26" E and with the South line of a tract of land now or formerly owned by Forrest A. Barber, as described in Volume 1739 Page 113, a distance of 1930.18 feet to a point on the East line of said Quarter Section, said point being referenced by a 5/8" rebar set;

Thence S 01° 27' 54" W with the East line of said Quarter Section, a distance of 1029.08 feet to a point referenced by a 5/8" rebar set;

Thence N 88° 13' 55" W and parallel with the South line of said Quarter Section, a distance of 600.00 feet to a point referenced by a 5/8" rebar set;

The S 01° 27' 54" W and parallel with the East line of said Quarter Section, a distance of 510.00 feet to a point referenced by a 5/8" rebar set;

Thence N 88° 13' 55" W and parallel with the South line of said Quarter Section, a distance of 600.00 feet to a point referenced by a 5/8" rebar set;

The S 01° 27' 54" W and parallel with the East line of said Quarter Section, a distance of 510.00 feet to a point referenced by a 5/8" rebar set;

Thence N 88° 13' 55" W and parallel with the South line of said Quarter Section, a distance of 125.72 feet to a point referenced by a 5/8" rebar set;

Thence S 01° 08' 20" W a distance of 90.00 feet to the true place of beginning and containing 31.315 acres of land of which 0.310 acres is in road right-of-way as surveyed in April of 2002 by Larry P. Beaver, P.S. 8055, but subject to all legal highways and any restrictions, reservations or easements of record.

The Basis of Bearing for this survey is S 87° 24' 00" W as the centerline of Greenbower Street, the same as shown on a plat of survey by Norman G Nichols (7-18-89) and found in the Stark County Auditors Tax Map Office.

Excepting therefrom the following:

Known as and being a part of the Northwest and Southwest Quarters of Section 12, Township 19 (Lexington) Range 6 in Stark County, Ohio and also being lands now or formerly owned by Forrest A. and Patricia S. Barber as described in Deed Volume 1739 Page 116 and O.R.I. # 200206100046083 of the Deed Records of Stark County, Ohio and described as follows:

Beginning at a stone found marking the Northeast corner of said Southwest Quarter of Section 12;

Thence N 88° 13' 55" W, with the North line of said Quarter Section, a distance of 725.21 feet to a point referenced by a 5/8" rebar found and being on the West line of a tract of land now or formerly owned by Albert A. and Rochelle Armour as described in O.R.I. # 200206100046082 and also being the true place or beginning for the tract of land herein to be described;

Thence S 01° 08' 20" W, with the West line of said Armour tract, a distance of 1532.44 feet to a point on the centerline of Greenbower Street N.E. (Twp. Rd. 12, 30 ft. wide), said point being referenced by a PK nail set;

Thence S 87° 24' 00" W, with the centerline of said Street, a distance of 60.13 feet to a point referenced by a PK nail set;

Thence N 01° 08' 20" E, and parallel with the West line of said Armour tract, a distance of 1687.03 feet to a point referenced by a 5/8" rebar set;

Thence S 88° 13' 55" E, and parallel with the South line of said Northwest Quarter Section 12, a distance of 126.07 feet to a point referenced by a 5/8" rebar set;

Thence N 01° 27' 54" E, and parallel with the East line of said Northwest Quarter, a distance of 1,000.00 feet to a point referenced by a 5/8" rebar set;

Thence S 88° 13' 55" E, and parallel with the South line of said Northwest Quarter, a distance of 660.00 feet to a point on the East line of said Northwest Quarter, said point being referenced by a 5/8" rebar set;

Thence S 01° 27' 54" W, with the East line of said Northwest Quarter, a distance of 550.00 feet to a point referenced by a 5/8" rebar found and being the Northeast corner of the aforementioned Armour tract;

Thence N 88° 13' 55" W, with the North line of said Armour tract, a distance of 680.00 feet to a point referenced by a 5/8" rebar found and being the Northwest corner of said tract;

Thence S 01° 27' 54" W, with the East line of said Armour tract, a distance of 510.00 feet to a point referenced by a 5/8" rebar found;

Thence N 88° 33' 55" W, with said Armour tract, a distance of 125.72 feet to a point referenced by a 5/8" rebar found;

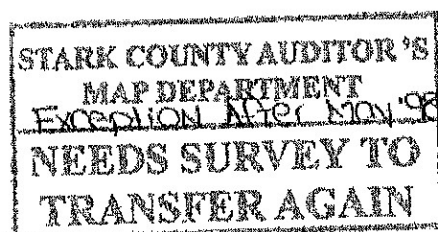
Thence S 01° 08' 20" W with the West line of said Armour tract, a distance of 90.00 feet to the true place of beginning and containing a total of 11.447 acres of land of which 0.021 acre is in road right-of-way, 9.333 acres is in the Northwest Quarter Section 12 (Vol. 1739, Page 113) and 2.114 acres is in the Southwest Quarter Section 12 (O.R.I. # 200206100046083), but subject to all legal highways and any restrictions, reservations or easements of record as surveyed in December of 2002 by Louis C. Duplain P.S. 5837.

The Basis of Bearing for this survey is S 87° 24' 00" W. as the centerline of Greenbower Street, the same as shown on a plat of survey by Norman G. Nichols (7-18-89) and found in the Stark County Auditors Tax Map Office.

Property Address: 13820 Union Avenue NE, Alliance, OH 44601

Parcel No.: 2808468

Prior Deed Reference: Deed from Forrest A. Barber and Patricia S. Barber, to Forrest A. Barber and Patricia S. Barber, filed June 10, 2002, as Instrument No. 200206100046084 of Stark County Records.



ALAN HAROLD
STARK COUNTY AUDITOR
DEPUTY SOLD

MAR 11 2019

APPROVED

IN COMPLIANCE WITH 119.165