

Belmont County Engineer
Tax Map Office
101 W. Main Street
St. Clairsville, Ohio 43950

PROPERTY DESCRIPTION PRE-APPROVAL FORM

CASE NO: 17-CV-0089
PARCEL NO(S): 57-00880.000
PROPERTY ADDRESS(ES): 69759 Sunset Heights, Bridgeport, OH 43912
PLAINTIFF: Tax Ease Ohio, LLC
DEFENDANT: Phillip M. Ward
SUBMITTED BY: Austin B. Barnes III
Sandhu Law Group, LLC
ATTORNEY'S SUPREME COURT ID#: 52130
ATTORNEY'S PHONE: 216-373-5512
File # 16-02827
CONTACT PERSON: Dwight A. Knipe
CONTACT PHONE: 216-373-1001

NEW DESCRIPTION
NECESSARY FOR FUTURE
TAX MAP TRANSFER
BY Terry D. Lively
DATE 10-21-19
TERRY D. LIVELY, P.S., P.E.
BELMONT COUNTY ENGINEER

- NOTE TAX SALE will stamp POOR
- Any TRANSFER AFTER will NEED A "NEW" SURVEY

Legal Description

Situated in the Township of Pease, County of Belmont and State of Ohio, and in Section 35, Township 3, Range 2 and more particular bounded and described as follows:

Commencing at a stake in the easterly side of a roadway, said stake being located (all bearings being of the magnetic meridian of Feb. 1938) N. 28° 50' W. 33.56 feet from an iron pin at the most westerly corner of the 17.242 square foot parcel of ground that was conveyed by John and Lillie May Woods to David and Edith Woods, by deed of December 26, 1927, and recorded in the Recorders Office of Belmont County in Deed Volume 270, at Page 484;

Thence from said stake with the east side of roadway S. 2° 26' E. 49.36 feet to the center of the Bridgeport and Colerain Pike; Thence with the center of said Pike N. 61° 24' W. 42.55 feet; Thence leaving the pike and with north line of a roadway N. 59° 29' W. 160.13 feet to a stake; Thence leaving said roadway and with the property now owned by the Grantor N. 6° 11' W. 61.7 feet to a fence post; Thence N. 38° 14' E. 14.72 feet to a fence post; Thence N. 62° 04' E. 126.6 feet to a fence post; Thence N. 66° 41' E. 84.93 feet to a fence post; Thence N. 79° 15' E. 62.77 feet; Thence S. 17° 46' W. 90.07 feet to a 12 inch Walnut Tree; Thence S. 20° 19' W. 153.53 feet to the place of beginning, containing Eighty-seven Hundredths (.87) acres, more or less.

There is also conveyed to the Grantee, the right to use the roadway, which occupies the space between the line hereinbefore described an N. 59° 29' W. 160.13 feet and the Bridgeport and Colerain Pike, said roadway is to be used in common by the Grantor and the Grantee, their heirs, administrators and assigns.

Permanent Parcel Number 57-00880.000

More commonly known as: 69759 Sunset Heights, Bridgeport, OH 43912

Prior Deed: Volume 669, Page 280