

Description of Land

Situate in the City of Ironton, County of Lawrence and State of Ohio and described as follows:

Being the S. 12.25 feet of Lot 122, the whole of Lot 121, the N. 21 feet of Lot 120 and Beech Alley at the rear and E. of the entire Lots 122 and 121 and N. 21 feet of Lot 120, all of the Towns of Heplar vacated by the Court of Common Pleas of Lawrence County, Ohio, June 1, 1860, as decreed in Vol. 15, Page 352, of the complete records in the County Clerks Office, said Lots 122, 121 the N. 21 feet of said Lot 120, and the vacated Beech Alley at the rear thereof now being known as part of Subdivision 2 of Lot 15 of Heplar on the Auditor's Duplicate and being more particularly bounded and described as follows:

BEGINNING at a stake in the old post hole in the E. line of Fourth St. and S. 30° 23' E. 44 feet from an iron post at the SE corner of 4th St. and Maple Ave. (formerly known as Sycamore St.) and S. 30° 23' E. 17.50 feet from the NW corner of said Lot 122;

Thence, S. 30° 23' E. 88.28 feet to an iron post in the E. line of 4th St. and N. 30° 23' W. 97 feet from the intersection of the E. line of the 4th St. with the center line of Cypress Alley;

Thence, N. 59° 54' E. 148.22 feet to an iron post in the E. line of the said vacated Beech Alley, said iron post being N. 30° 23' W. 98 feet from the intersection of the E. line of the said Beech Alley with the center line of Cypress Alley;

Thence, N. 30° 23' W. 98.37 feet to an I. Post at the NE corner of the said vacated Beech Alley at the NW corner of Lot 123, of the vacated Town of Heplar, at the SW corner of Lot "G" of the John Peter's land in Sec. 27, T-1, R-18, and at the SE corner of Law Alley;

Thence, N. 62° 44' W. 16.02 feet to a stake at the SW corner of Law Alley, the SE corner of Lot "H" of the John Peter's land, at the NW corner of the said vacated Beech Alley;

And at the NE corner of said Lot 122;

Thence, S. 30° 23' E. 9.91 feet to a stake in W. line of vacated Beech Alley;

Thence, S. 58° 27' W. on an old fence line and on a line parallel with the S. line of Maple Ave., 132.24 feet to the place of BEGINNING and being SW part of the premises that was conveyed by Angelica Seib to Jos. Seib by Deed November 17, 1900, as recorded in Deed Vol. 69, Page 386 of the Lawrence County, Ohio, Records of Deeds, as surveyed June 14-16, 1937 by G.C. Kinley, Registered Professional Surveyor. Excepting and Reserving from said real estate that part of vacated Beech Alley therein described and as to said part of vacated Beech Alley an easement and right-of-way for the purposes of ingress and egress is hereby given and granted to John Walter Filkins, his heirs and assigns.

Permanent Parcel Number: 35-003-0100.000
More commonly known as: 1509 South 4th Street, Ironton, OH 45638

PRE-APPROVED FOR TRANSFER
LAWRENCE COUNTY ENGINEER
DATE: 3-18-2020
BY: 