

LEGAL DESCRIPTION

2021 JAN 20 PM 12:49

Situated in the Village of Ashville, County of Pickaway, State of Ohio

JAMES W. DEAN
CLERK OF COURTS
PICKAWAY COUNTY

Being a part of Lot 8 of Thomas W. Powell's Addition to the Town of Ashville, Ohio, the same is delineated and set Forth upon the recorded Plat thereof in Plat Book 1, Page 80, Recorder's Office, Pickaway County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set at the Southwest corner of said Lot 8, the same being in the East right-of-way line of Long Street; Thence South 89° 58' East 73.00 feet in the South line of said Lot 8 to an iron pin set, passing an iron pin set, for reference, at 3.00 feet; Thence North 0° 00' East 59.30 feet, across said Lot 8, to an iron pin set in the South right-of-way line of Cherry Street; Thence North 89° 58' West 73.00 feet in the North line of said Lot 8 to an iron pin at marking the Northwest corner of said Lot 8, the same being the intersection of the East right-of-way line of Long Street and the South right-of-way line of Cherry Street; Thence South 0° 00' West 59.30 feet in the East right-of-way line of Long Street, the same being the West line of said Lot 8, to the place of beginning, containing 4,328.90 square feet or 0.0994 acres, more or less.

This Corrective Deed is to correct and accurately set Forth the legal description of the premises conveyed by Grantor to Grantee, by Deed appearing at Deed Volume 343, Page 535, which deed erroneously set Forth a legal description for the whole of said Lot 8, rather than a legal description for a part of said Lot 8, as set Forth herein.

The foregoing description was prepared from an actual survey of the premises in September, 1985, by Roger L. Smith, Registered Surveyor No. 5207, Ohio, a copy of which appears of record in the Office of the Recorder of Pickaway County, Ohio, at Deed Volume 293, Page 80.

Property Address: 144 Long Street, Ashville, OH 43103

D13-0-013-00-001-00

Prior Deed Reference: Deed from James E. Irwin, to Jo Ellen Irwin, filed July 10, 1995, as Deed Vol 353, Page 700 of Pickaway County Records.

PRE-CONVEYANCE EVALUATION
Valid For 30 Days

Comments: *Legal Description is OK*

By *Kell* Date *1/29/2020*
PICKAWAY COUNTY ENGINEER