

Legal Description
For File: 74288

Being located in the City of Sidney, Ohio, Sections 4 & 10, Town 1, Range 13, Clinton Township and being further described as follows:

Being the same lands as described in Deed Vol. 159, Pages 692 & 693. Commencing at an iron bar found in the eastern right of way line of State Route #47, Riverside Drive, and being the southwest corner of Lot #5027 as shown & described in Plat Book 19, Page 461 of the Shelby County Recorder's Office and the Place of Beginning for the parcel herein described.

Thence South 42° 31' 30" West along the eastern right of way line of State Route #47, a distance of 148.47 feet to an iron pipe found at the north right of way line of Maxwell Place;

Thence South 71° 13' 50" East along the north right of way line of Maxwell Place, a distance of 105.41 feet to a point, referenced by a 1 1/2" iron bar found South 46° 23' 30" West, a distance of 4.92 feet;

Thence South 85° 19' 06" East along the north right of way line of Maxwell Place, a distance of 47.08 feet to a point, referenced by a 1 1/2" iron pipe found South 14° 21' 55" West, a distance of 1.34 feet;

Thence North 14° 21' 55" East, a distance of 93.11 feet to an iron pipe found in the south line of Lot #5027;

Thence North 50° 38' 30" West along the south line of Lot #5027, a distance of 89.85 feet to the Place of Beginning.

Containing in all 14,317.6 square feet (0.3287 Acres) of which 9,603 square feet (0.2205 Acres) is located in Section 10 and 4,714.6 square feet (0.1082 Acres) is located in Section 4. Basis of bearings - Plat Book 19, Page 461.

Survey and description prepared by Thomas W. Steinke, Registered Surveyor #6177, and based upon existing recorded documents.

Subject to all legal highways, easements, conditions and restrictions of record.

Permanent Parcel Nos. 01-22-04-152-004 & 01-22-10-277-001

Premises: 606 Maxwell Place and V/L, Sidney, OH 45365

prior deed: OR Book 1159, Page 170

