

Legal Description

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

And being a part of the Southeast and Southwest Quarters of Section 12, Township 19, Range 6, the same being part of lands now or formerly owned by Richard A. Nelson Jr. as described in O.R.I.N. 199507260033498 of the Deed Records of Stark County, Ohio and further described as follows:

Beginning at the Northwest corner of said Southeast Quarter of Section 12, said corner being referenced by a County monument assembly found and being corner Point LEX No. 051;

Thence South 89° 49' 42" West, with the North line of said Southwest Quarter of Section 12, a distance of 20.00 feet to the Northeast corner of a tract of land now or formerly owned by Ronald G. and Leigh A. Sporer as described in O.R.I.N. 200605080027504, said corner being referenced by an iron bar found;

Thence South 00° 49' 39" East, with the East line of said tract, a distance of 711.85 feet to the Southeast corner of said tract, said corner being referenced by an axle found and also being the True Place of Beginning for the tract of land herein to be described;

1) Thence South 88° 48' 49" East, with a new division line, a distance of 41.40 feet to a point referenced by a 5/8" rebar set;

2) Thence South 00° 47' 42" East, with a new division line, passing over a 5/8" rebar set at 736.70 feet, a total distance of 766.70 feet to a point on the centerline of Greenbower Street N.E. (No road record found, thus assumed 30.00 feet wide);

3) Thence South 83° 07' 27" East, with the centerline of said Street, a distance of 483.20 feet to the Northwest corner of a tract of land now or formerly owned by Penny Geltz as described in O.R.I.N. 200707200039862, said corner being referenced by an iron bar found;

4) Thence South 00° 47' 41" East with the West line of Geltz tract, a distance of 127.55 feet to the Southwest corner of said tract, said corner being referenced by a 5/8" rebar set;

5) Thence South 89° 27' 14" West, with the North line of a tract of land now or formerly owned by Central Waste Inc. as described in O.R.I.N. 200708030042925, a distance of 499.71 feet to the Southwest corner of said tract and being on the East line of said Southwest Quarter of Section 12, said corner being referenced by a 5/8" rebar set;

6) Thence North 00° 49' 39" West, with the East line of said Quarter Section, a distance of 192.70 feet to a point on the centerline of said Greenbower Street, said point being referenced by an iron bar found;

7) Thence South 85° 25' 19" West, with the centerline of said Street, a distance of 325.87 feet to the Southeast corner of the aforementioned Sporer tract, said corner being referenced by a railroad spike found;

8) Thence North 00° 49' 40" West, with the East line of said Sporer tract, passing over an iron bar found at 30.03 feet, a total distance of 797.37 feet to a corner of said tract, said corner being referenced by 5/8" rebar set;

9) Thence South 88° 48' 49" East, with said Sporer tract, a distance of 305.37 feet to the True Place of Beginning and containing 8.039 acres of land of which 2.209 acres is in the Southeast Quarter of Section 12, 5.830 acres is in the Southwest Quarter of Section 12 and 0.278 acres is in Greenbower Street right-of-way as surveyed in August of 2007 by Larry P. Beaver, P.S. 8055.

The Basis of Bearing for this survey is North 89° 46' 05" East, as the North line of the Southeast Quarter of Section 12 as established using the Stark County Geodetic Reference System Point Numbers LEX No. 051 and LEX No. 05.2.

Parcel No.: 2809627

Property Address: 15767 Greenbower Street Northeast, Alliance, OH 44601

Prior Deed Reference: General Warranty Deed from Benjamin J. Fought, to Thin Ice Farm LLC, dated August 1, 2016, as Instrument Number 201608010029677 of Stark County Records.

ALAN HAROLD
STARK COUNTY AUDITOR
DEPUTY MR (2 of 2)

SEP 04 2020

APPROVED

IN COMPLIANCE WITH HB 138