

PRE-CONVEYANCE EVALUATION
Valid For 30 Days

Comments:

Legal Description is OK

By KH Date 2/8/23
PICKAWAY COUNTY ENGINEER

Exhibit "A"
Property Description

TRACT #1:

Situated in the County of Pickaway, in the State of Ohio and in the City of Circleville, and bounded and described as follows:

Being 12 feet off the South side of Lot Number One in Jacobs Zeiger's Addition to the town of Circleville, the said 12 feet fronting on South Main (now Court Street) Street and extending back the entire length of said lot of that width.

Also Lot Number Three in said Zeiger's Addition, fronting 16 feet on South Main (now Court) Street and running back the entire length of said lot at that width; said premises being known and designated on the revised plat of the said City of Circleville, Ohio, as 12 feet off the South side of Lot Number 578, all of Lot Number 579 and 16 feet off the North side of Lot Number 580.

Excepting therefrom Seventy (70) feet off the East end of the above described premises sold and conveyed by grantor and grantee to Harry W. Heffner by deed of warranty dated December 4th, 1929, for greater certainty as to the description of this exception see deed of Harry W. Heffner, et al, to William B. Heffner and Janet P. Heffner, dated September 11, 1948 and recorded in Pickaway County Ohio Deed Records Volume 139 at Page 186.

Also excepting from the above described real estate the following premises conveyed by Harry W. Heffner, et al, to William B. Heffner and Janet Pease Heffner by deed dated April 27, 1954 and recorded in Pickaway County Ohio Deed Records Volume 148 at Page 137, and bounded and described as follows

Situated in the City of Circleville, Pickaway County, State of Ohio and bounded and described as follows:

Being part of Lots No. 579 and 580 designated on the revised plat of said City of Circleville, Ohio and prior to renumbering on said revised plat being known as Lots No. 2 and 3 respectively in Jacobs Zeiger's addition to the town of Circleville, Ohio as recorded in Plat Book No. 2, Page 94, of Pickaway County Recorder's Records.

Beginning at an iron pipe at the North edge of a concrete retaining wall on the North side of sidewalk. Said iron pipe is in the North line of Union Street. Said iron pipe bears N. 71 degrees 39' W 75.47 feet from an iron pin (with nut top) the Southeast corner of a conveyance to

William B. Heffner and Janet Pease Heffner by Harry W. Heffner, et al, in a Deed dated September 11, 1948 and recorded in Deed Record Volume 139, Page 186 Pickaway County Ohio Records.

Thence with a new line N 18 degrees 30' E 71.56 feet (crossing the North line of Lot No. 580 at 16.28 feet) to an iron pin (with gear top) 10.72 feet South of the North line of Lot No. 579. Said described line parallels the East side of Harry W. Heffner's brick residence and is 14 feet East therefrom.

Thence with another new line S 71 degrees 35' E 5.41 feet to a point in the West line (of the conveyance above referred) of William B. Heffner and Janet Pease Heffner, said point bears S 18 degrees 30' W 22.74 feet from the Northwest corner of the same conveyance.

Thence with the West line of said conveyance (William B. Heffner and Janet Pease Heffner West line) and parallel to the West side of East boundary alley and 70 feet West therefrom, S 18 degrees 30' W 71.54 feet (crossing the South line of Lot No. 579 at 55.26 feet) to a point in the North line of Union Street, the Southwest corner of the conveyance to William B. Heffner and Janet Pease Heffner by Harry W. Heffner et al by Deed dated September 11, 1948.

Thence with the North line of Union street N. 71 degrees 39' W 5.47 feet to the beginning containing 389.4 Sq Ft, of which 300.4 Sq Ft is in part of Lot No. 579 and 89 Sq Ft is in part of Lot No. 580.

TRACT #2:

Situated in the County of Pickaway, in the State of Ohio, and in the City of Circleville and bounded and described as follows:

Being a part of a 12 ft strip off the South of Lot No. 578 (revised numbering) and a part off the North side of Lot No. 579 (revised numbering) of Jacob Zelger's Addition (Lots No. 1 and No. 2 original numbers, respectively, as recorded in Plat Book No. 2, Page 94 of Pickaway County Recorder's Records).

Beginning at a point in the South line of Lot 578 and North line of Lot 579. Said Beginning point being in North South Center Line of Four (4) car garage and bears N 71 degrees 49' W 19.81 feet from the SE corner of Lot 578 in the West line of East boundary alley of said Jacob Zelger's Addition.

Thence with a new line parallel to West line of East boundary alley (16 1/2 Alley) S 18 degrees 30' W 10.94 feet to an iron pin in the South Edge of a concrete apron in front of an existing Four

(4) car garage.

Thence with another new line N 71 degrees 35' W 50.19 feet to a point in the West side of a conveyance from Harry W. Heffner et al to William B. Heffner and Janet Pease Heffner by deed dated September 11, 1948 and recorded in Deed Records Volume 139, Page 186, Pickaway County Ohio Records. Said point bears S 71 degrees 35' E 5.41 feet from an iron pin (with gear top).

Thence with the Westside of William B. Heffner and Janet Pease Heffner N 18 degrees 30' E 22.74 feet (passing the South line of Lot No. 578 at 10.74 feet) to a point, in the North line of the 12 foot Strip off the South side of Lot No 578.

Thence with the North line of said 12 foot strip parallel to South line of Lot 578 S 71 degrees 49' E 50.19 feet to an iron pin. Said iron pin bears N 71 degrees 49' W 19.81 feet from an iron pin in the West line of East boundary alley.

Thence with a new line through the North and South center line of an existing Four (4) car garage S 18 degrees 30' W 12 feet to the beginning, containing 1146.3 Sq Ft of which 602.3 Sq ft are in part Lot 578 and 544 Sq Ft are in part Lot 579.

The premises herein conveyed being part of the premises conveyed to William B. Heffner and Janet Pease Heffner by Harry W. Heffner and Matlolda B. Heffner by deed dated September 11th, 1948 and recorded in Pickaway County Ohio Deed Records, Volume 139 at Page 186. Being the same premises conveyed to Harry W. Heffner by William B. Heffner and Janet Pease Heffner by deed dated April 27, 1954 and recorded in Pickaway County Ohio Deed Records, Volume 148 at Page 140.

Permanent Parcel Number: A05-2-054-00-020-00, A05-2-054-00-018-00 and A05-2-054-00-022-00

More commonly known as: 324 S. Court Street, Circleville, OH 43113

Prior Deed: OR Volume 684, Page 2201.