

Legal Description

Parcel One:

Situated in the Township of Unity, County of Columbiana and State of Ohio: Being situated in Section 10, Township 8, Range 1 and being further bounded and described as follows: Beginning at an iron pin in the Northwest corner of Lot No. 9, Richard England Plat No. 1 as found in Volume 11 at Page 65 of Columbiana County Record of Plats, said point being North 1014 feet and East 1666 feet from the southwest corner of said Section 10; thence by the next three sides through the lands of the grantors, North 11 degrees 17'50" East a distance of 234.72 feet to an iron pin; thence North 82 degrees 25'39" East a distance of 308.28 feet to an iron pin; thence South 9 degrees 57'14" East a distance of 277.16 feet to an iron pin on the northeast corner of Lot No. 10 of the Richard England Plat No. 2 as found in Volume 11 at Page 65 of the Columbiana County Record of Plats; thence North 89 degrees 41'9" West along the north line of said Lot No. 10, a 60.0 foot road reservation, and the north line of said Lot No. 9 a distance of 399.49 feet to the point of beginning and containing 2.036 acres of land, be the same more or less, but subject to all legal highways.

Parcel Two:

Situated in the Township of Unity, County of Columbiana and State of Ohio: Being situated in Section 10, Township 8 Range 1 and being further described as follows: Beginning at a point on the North line of England Drive at the West line of Richard England Plat no. 2 as found in Plat Book 11, Page 65 of the Columbiana County Record of Plats; thence North 0 degrees 18'51" East a distance of 328.14 feet to a point; Thence South 89 degrees 41'09" East a distance of 60.0 feet to an iron pin; thence South 0 degrees 18'51" West a distance of 299.38 feet to an iron pin; Thence along a curve to the right having a radius of 25.0 feet a distance of 41.85 feet to an iron pin on the north right of way line of said England Drive; Thence South 84 degrees 24'30" West along said line a distance of 82.87 feet to the point of beginning and containing within said bounds 0.447 acres of land, be the same more or less, but subject to all legal highways.

Property Address: 49358 England Drive, East Palestine, OH 44413

Parcel Numbers: 67-02433.000, 67-02434.000

Deed Reference Number: 2012-00001146; Book 1851 Page 958

PRE-APPROVED TAX MAP DEPARTMENT	
LEGAL SUFFICIENT	☒
LEGAL INSUFFICIENT	☐
CHANGES 8/25/25	☐

Chp