

EXHIBIT "A"
LEGAL DESCRIPTION

The following described Real Estate, situated in the Village of South Point, County of Lawrence, and State of Ohio, to-wit:

Being a parcel of land in what was formerly known as Lots N. 89-A and 86-A of the Garden Farm Addition to South Point, Ohio, in Frac. Sec. 32, T2, R17, as platted and recorded in Vol. 2, P. 197, of the Lawrence County, Ohio, Record of Plats, but vacated by order of the Court of Common Pleas of Lawrence County, Ohio, on Feb. 23, 1933, as recorded in Misc. Records of the Lawrence County, Ohio, Recorder's Office.

BEGINNING at a stake in the east line of what is known as Sixth Street and N. 5 degrees 31' E 225 feet from the concrete monument at the intersection of the East line of Sixth Street with the center line of the vacated 20-foot alley lying south of said Lots No 89-A and 86-A;

Thence N 5 degrees 31' E 75 feet to a stone at the intersection of the East line of Sixth Street with the south line of Park Avenue;

Thence S 84 degrees 23' E 160 feet to an iron post in the South line Park Avenue; Thence S 5 degrees 51' W 75 feet to a stake;

Thence N 84 degrees 23' W 160 feet to the place of beginning and containing twenty-eight one-hundredths (0.28) of an acre, more or less, with all the bearings taken from the magnetic meridian of Nov. 1946.

SAVE AND EXCEPT the real estate conveyed in Deed Volume 519, Page 698, as more particularly described as follows, leaving a balance of .16 acres to be conveyed by this deed. Situate in the Village of South Point, County of Lawrence and State of Ohio. Being the East part of an 0.28 acre tract of land situated in what was formerly known as Lots No. 89A and 86A of the Garden Farm Addition to South Point, Ohio, in Fractional Section 32, Town 2, Range 17, as platted and recorded in volume 2, Page 197 of Lawrence County, Ohio Record of Plats, and being part of same premises as recorded in Deed Book 200, Page 321 and being described as follows: Beginning at (found) Iron Pin on South line of Park Avenue at N.E. corner of 0.28 acre tract; Thence S. 5° 41' W. 75 feet to Iron Pin at S.E. corner of 0.28 acre tract; Thence with South line of same, N. 84° 22' W. 68.73 feet to Iron Pin; Thence leaving said line, N. 6° 14' E. 75.03 feet to Iron Pin on North line of said tract; from which old stone (found) at N.W. corner of said tract bears N. 84° 23' W. 92.30 feet; Thence S. 84° 23' E. 68 feet to place of beginning and containing 0.12 acres more or less.

Titleholders: Trisha D Finley aka Trisha D Joy Jeffery Z Joy Daniel L Murphy and Whitney L. Murphy
Property Address: 102 Park Ave., South Point, OH 45680
Parcel Number: 16-074-1500.000

Prior Deed Reference: Bk: 1120/Pg: 238
Recorded: 01/07/2022

PRE-APPROVED FOR TRANSFER
LAWRENCE COUNTY ENGINEER
DATE: 3-26-2025
BY: PAUL R