

F25-50528

RE: Landowners Henry F. Blair, Sr.
Morrow County Common Pleas Case No. 2025CV00036

Property Description:

SITUATED IN THE TOWNSHIP OF HARMONY, COUNTY OF MORROW, AND STATE OF OHIO AND BEING A PART OF LOT 1, QUARTER 4, TOWNSHIP 8 NORTH, RANGE 16 WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND IN THE CENTER OF TOWNSHIP ROAD 122, THIS ALSO BEING THE NORTHEAST CORNER OF LOT 1; THENCE NORTH 84 DEGREES, 28 MINUTES, 54 SECONDS WEST, WITH THE CENTER OF TOWNSHIP ROAD 122 AND THE NORTH LINE OF LOT 1, A DISTANCE OF 1929.41 FEET TO A RAILROAD SPIKE SET AND THE TRUE PLACE OF BEGINNING; THENCE SOUTH 05 DEGREES, 31 MINUTES, 06 SECONDS WEST, CROSSING AN IRON PIN SET AT 30.00 FEET, A TOTAL DISTANCE OF 1092.00 FEET TO AN IRON PIN SET; THENCE NORTH 84 DEGREES, 28 MINUTES, 54 SECONDS WEST, A DISTANCE OF 200.00 FEET TO AN IRON PIN SET;

THENCE NORTH 05 DEGREES, 31 MINUTES, 06 SECONDS EAST, CROSSING AN IRON PIN SET AT 1062.00 FEET, A TOTAL DISTANCE OF 1092.00 FEET TO A RAILROAD SPIKE SET IN THE CENTER OF TOWNSHIP ROAD 122 AND THE NORTH LINE OF LOT 1; THENCE SOUTH 84 DEGREES, 28 MINUTES, 54 SECONDS EAST, WITH SAID ROAD AND LOT LINE, A DISTANCE OF 200.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.014 ACRES OF LAND, MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD. ALL SET IRON PINS ARE SOLID, 5/8 INCH AND BEAR A PLASTIC CAP STAMPED "GARVERICK L.S. 6816" PRIOR DEED: VOLUME 278, PAGE 656. BASIS OF BEARINGS: ENGINEER'S PLAT BOOK 13, PAGE 132. THE ABOVE DESCRIPTION IS BASED UPON A SURVEY BY JAN. K. GARVERICK, L.S. 6816; DATED OCTOBER 1991. (REVISED JANUARY 1992).

SUBJECT TO THE FOLLOWING: EXCEPTIONS, CONDITIONS AND RESTRICTIONS OF RECORD, EASEMENTS, COVENANTS, RULES AND REGULATIONS, ZONING ORDINANCES, IF ANY, AND ASSESSMENTS NOT YET DUE AND PAYABLE.

Property Address: 5624 Township Road 122, Mount Gilead, OH 43338

PPN#: H22-001-00-012-12

Prior Deed Reference: Instrument No. 0000280874

LEGAL DESCRIPTION
PRELIMINARY APPROVAL
MORROW COUNTY ENGINEER
Date 4-8-25 By BL
SUBJECT TO AND CONTINGENT UPON
FINAL APPROVAL OF DOCUMENT TO BE RECORDED