

EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED IN THE CITY OF UHRICHSVILLE, COUNTY OF TUSCARAWAS, STATE OF OHIO.

BEING PART OF THE OF LOT 416 (RENUMBERED AS 453) OF THE HELWIG AND DAWSON'S ADDITION TO THE CITY OF UHRICHSVILLE AS RECORDED IN PLAT BOOK 2 AT PAGE 19 OF THE TUSCARAWAS COUNTY PLAT RECORDS AND BEING ALL OF THE REMAINDER OF A 0.110 ACRE PARCEL (AUDITOR'S PARCEL NO. 41-00474-000) DEEDED TO MICHAEL E. AND JOELLE E. LONGO AS RECORDED IN ORIGINAL RECORD 1596 AT PAGE 941 IN THE TUSCARAWAS COUNTY DEED RECORDS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (SET) AT THE NORTHEAST OF SAID LOT 416 (453) AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE WITH THE EASTERLY LINE OF SAID LOT 416 (453) AND THE WESTERLY LINE OF NORTH MAIN STREET SOUTH 09 DEG. 30 MIN. 00 SEC. EAST, 60.16 FEET TO AN IRON PIN (SET) AT THE SOUTHEAST CORNER OF SAID LOT 416 (453);

THENCE WITH THE SOUTHERLY LINE OF SAID LOT 416 (453) AND THE NORTHERLY LINE OF A 0.16 ACRE PARCEL DEEDED TO KATHY J. PAGE (OR 1067 PG. 1324) SOUTH 80 DEG. 29 MIN. 42 SEC. WEST. 76.46 FEET TO AN IRON PIN (SET):

THENCE NORTH 09 DEG. 30 MIN. 00 SEC. WEST, 60.18 FEET TO AN IRON PIN (SET) ON THE NORTH LINE OF SAID LOT 416 (453) AND THE SOUTHERLY LINE OF TENTH STREET;

THENCE WITH THE NORTHERLY LINE OF SAID LOT 416 (453) AND THE SOUTHERLY LINE OF SAID TENTH STREET NORTH 80 DEG. 30 MIN. 25 SEC. EAST, 76.46 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 0.1056 ACRES MORE OR LESS AND BEING SUBJECT TO ALL LEGAL HIGHWAYS, RIGHT OF WAYS, EASEMENTS, LEASES OR RESTRICTIONS OF RECORD OR OTHERWISE ESTABLISHED.

BEARINGS ARE ORIENTED TO THE HELWIG AND DAWSON'S ADDITION TO THE CITY OF UHRICHSVILLE AS RECORDED IN PLAT BOOK 2 AT PAGE 19 OF THE TUSCARAWAS COUNTY PLAT RECORDS.

IRON PINS INDICATED SET ARE A 5/8" REBAR, 30 INCHES LONG WITH PLASTIC CAP STAMPED JKP 7683.

Titleholders: Marc A Howard
Property Address: 936 N Main St, Uhrichsville, OH 44683
Parcel number: 41-00474-000

Prior Deed Reference: Bk:1662/Pg:4869
Recorded: 11/05/2024