

LEGAL DESCRIPTION

The following described premises situated in the Township of Salem, County of Columbiana in the State of Ohio.

Known as being a part of the Northeast Quarter of Section 13, Township 15-Range 3, Salem Township, Columbiana County, Ohio and part of Parcel # 57-02041.000, and part of property formerly described in ORV 1342, Pg 803 and more particularly described as follows:

Beginning at a stone at the southeast corner of Section 13; thence N 0° 00' 00" E, along the East line of Section 13, a distance of 3674.24 feet to a 5/8" iron pin found; thence N 89° 24' 00" W, along lands n/f owned by Jacob J. & Sophia L. Witmer as recorded in ORV 1735, Pg 723 a distance of 1322.96 feet to a 5/8"x30" capped rebar set and the true point of beginning of the parcel herein described; Thence S 0° 08' 11" E, through lands n/f owned by Susan Lynne & Harold Bowen as recorded in ORV 1002, Pg 890, a distance of 270.21 feet to a 5/8"x30" capped rebar set; Thence N 89° 22' 19" W, along said lands of Bowen, a distance of 429.56 feet to the centerline of Leetonia Road, C.R. 416, and passing over a 5/8" iron pin found at 30.00 feet from said centerline; Thence N 0° 08' 11" W, along the centerline of Leetonia Road, with the East line of lands n/f owned by Village of Leetonia, (Oakdale Cemetery) as recorded in Deed Volume 198, Page 451, a distance of 120.00 feet to a point; Thence S 89° 24' 00" E, along lands n/f owned by Ohio Edison as recorded in Deed Volume 483, Page 126, a distance of 47.45 feet to a 5/8" iron pin found and passing over a 5/8"x 30" capped rebar set at 30.00 feet from said centerline; Thence N 0° 08' 11" W, along said lands of Ohio Edison, a distance of 150.00 feet to a 5/8" iron pin found; Thence S 89° 24' 00" E, along said lands of Witmer, a distance of 382.11 feet to the place of beginning and containing within said bounds 2.500 acres of land of which 0.083 acres is located in the road right of way. Be the same more or less, but subject to all legal highways and easements of record. Basis of bearing is S 89° 24' 00" E for the North line of Bowen per ORV 1342, Pg 803.

Property Address: 2320 Leetonia Rd, Leetonia, OH 44431

Parcel Number: 57-02041.000

Deed Reference: 2022-00002833; Book 2546 Page 936

PRE-APPROVED TAX MAP DEPARTMENT	
LEGAL SUFFICIENT	<input checked="" type="checkbox"/>
LEGAL INSUFFICIENT	<input type="checkbox"/>
CHANGES	<input type="checkbox"/>

MJ 12/11/25