



**Description
0.096 Acre**

Situated in the Southwest Quarter of Section 19, Town 2 South, Range 5 East, City of Delphos, Allen County, Ohio, being part of Lot 29 as platted in Land Appraiser's Sub-division of Section 19 for 1900 and recorded in Plat Book 3, Page 216-218 and described in Official Record Volume 2023, Page 1669, being more particularly described as follows;

Commencing at the intersection of the centerline of Fifth Street with the centerline of Fort Jennings Road, being a monument box found;

Thence running along the centerline of Fifth Street, N.80°05'53"W., a distance of 141.08 feet to a point;

Thence on a tie line, S.09°54'30"W., a distance of 30.00 feet to a point in the south line of Fifth Street;

Thence along the west line of tract as described in Official Record 2009, Page 14997, S.00°58'32"W., a distance of 84.73 feet to a 3" iron bar found, being the *Principal Point of Beginning*;

Thence continuing along said tract, S.00°58'32"W., a distance of 71.52 feet to a 5/8" iron pin set in the north line of Fourth Street;

Thence on the said north line, S.82°24'23"W., a distance of 53.60 feet to a 5/8" iron pin set;


Thence on a new division line, N.00°50'49"W., a distance of 82.21 feet to a 1/2" iron pin found in the south line of a tract as described in Official Record 2022, Page 13785;

Thence along said south line, S.86°16'59"E., a distance of 55.68 feet to the *Point of Beginning*;

Containing 0.096 acre more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in November of 2023. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.




Michael L. Howbert, P.S.
11-28-23

**Reviewed by: CS
Allen Co. Engineer/Tax Map Office**

11/30/23
Date

SHERIFF'S DEED
Description Approved
Allen County Engineer
Tax Map Office

Parcel Number(s): 25-1911-13-042.000

Property Address: 742 E 4th Street, Delphos, OH 45833

Prior Deed Info.:

Warranty Deed
Recorded December 29, 2023
O.R. 2023, Page 11323