

F26-52119

RE: Landowner Michael W. Lyons

Property Description:

REAL ESTATE SITUATED IN MILL CREEK TOWNSHIP OF UNION COUNTY, OHIO; IN THE VIRGINIA MILITARY SURVEY NUMBER 1307; BEING PART OF THE 4.262 ACRE TRACT OF JOSEPH D. AND KATHY F. JONES (DEED RECORD 272, PAGE 406); AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND ON THE NORTHWESTERLY CORNER OF LOT NUMBER 101 OF THE O.C. SUBDIVISION (PLAT BOOK 3, PAGE 297), SAID POINT BEING ON A COMMON CORNER BETWEEN SAID JOSEPH D. AND KATHY F. JONES AND RONALD L. AND JUDY M. DAVIS (DEED RECORD 293, PAGE 297); AND ON THE CENTERLINE OF CH 101-D (HINTON MILL ROAD, 60 FEET WIDE);

THENCE SOUTH $12^{\circ} 30' 00''$: EAST, 644.64 FEET TO A WOOD CORNER POST ON THE WESTERLYLINE OF 2.709 ACRE TRACT OWNED BY SAID RONALD L. AND JUDY M. DAVIS (DEED RECORD 293, PAGE 297) (PASSING OVER AN IRON PIPE FOUND AT 30.00 FEET AND PASSING OVER THE SOUTHWEST CORNER OF SAID LOT NUMBER 101 AT 330.00 FEET);

THENCE SOUTH $71^{\circ} 02' 00''$ WEST, 79.32 FEET, WITH A FENCE LINE, TO AN IRON PIPE SET BY A CORNER POST;

THENCE NORTH $14^{\circ} 21' 24''$ WEST, 653.91 FEET TO A RAILROAD SPIKE SET ON SAID CENTERLINE OF CH 101-D, SAID POINT BEARS NORTH $77^{\circ} 30' 00''$ EAST, 158.50 FEET FROM A RAILROAD SPIKE FOUND ON SAID CENTERLINE OF CH 101-D AT THE SOUTHERLY TERMINUS OF THE CENTERLINE OF CH 106;

THENCE NORTH $77^{\circ} 30' 00''$ EAST, 100.00 FEET ON SAID CENTERLINE OF CH 101-D TO THE POINT OF BEGINNING.

BEARING ASSUMED FROM PREVIOUS SURVEY.

THE TRACT AS DESCRIBED FROM AN ACTUAL FIELD SURVEY PERFORMED ON OR ABOUT FEBRUARY 29, 1988, BY REGISTERED SURVEYOR BENJAMIN H. CARTWRIGHT (S-5456), CONTAINS 1.333 ACRES, MORE OR LESS, SUBJECT TO ALL PREVIOUS EASEMENTS AND RIGHTS OF WAY OF RECORD. ALL IRON PIPES SET ARE $3/4"$ X 30" GALVANIZED PIPE WITH YELLOW SURVEY CAPS STAMPED S-5456/S-6034. THE SURVEY IS RECORDED IN SURVEY RECORD 11 IN THE OFFICE OF THE UNION COUNTY ENGINEER.

Property Address: 10655 Hinton Mill Road, Marysville, OH 43040

MAP#: 105-05-01-007.000 PPN#26-0017074.1000

Prior Deed Reference: Instrument No 201903260002001 on 03/26/2019

EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER
DATE 3/11/2026 RK
JEFF STAUCH, UNION CO. ENG.