

Legal Description

SITUATED IN THE CITY OF FOSTORIA, COUNTY OF HANCOCK AND STATE OF OHIO:

AND KNOWN AS AND BEING LOT #5 OF LOT #7 IN THE SKINNER'S ADDITION. A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF JACKSON AVENUE (16.5' R/W) WITH THE CENTERLINE OF ELM STREET (60' R/W):

THENCE ALONG THE CENTERLINE OF SAID ELM STREET, S 90 DEGREES 00 MINUTES 00 SECONDS E. A DISTANCE OF 50.43 FEET TO A POINT;

THENCE AT RIGHT-ANGLES N 00 DEGREES 00 MINUTES 00 SECONDS E. A DISTANCE OF 30.00 FEET TO AN IRON PIN FOUND SET AND BEING THE PRINCIPAL POINT OF BEGINNING;

THENCE FROM THE PRINCIPAL POINT OF BEGINNING, N 00 DEGREES 24 MINUTES 15 SECONDS E. A DISTANCE OF 124.96 FEET TO AN IRON PIN FOUND SET;

THENCE PARALLEL WITH SAID CENTERLINE ELM STREET, S 90 DEGREES 00 MINUTES 00 SECONDS E. A DISTANCE OF 41.79 FEET TO AN IRON PIN FOUND SET:

THENCE S 00 DEGREES 23 MINUTES 55 SECONDS W, A DISTANCE OF 124.96 FEET TO AN IRON PIN FOUND SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID ELM STREET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF ELM STREET, N 90 DEGREES 00 MINUTES 00 SECONDS W, A DISTANCE OF 41.80 FEET TO THE PRINCIPAL POINT OF BEGINNING. AND CONTAINING 0.120 ACRES OF LAND, MORE OR LESS. SUBJECT HOWEVER ANY PRIOR EASEMENTS OF RECORD.

"A SURVEY OF SAID PREMISES WAS MADE BY EDWARD A. VANHORN. REGISTERED SURVEYOR #6563."

T.P. #54-0001015290

Parcel Number: 540001015290

Property Address: 502 Short Elm Street, Fostoria, OH 44830

Prior Instrument Reference: Instrument No. 202400003221

Book 2610, Page 4628

Owner(s): Jacob Fall & Hollie Blackburn

APPROVED
3-3-26 OC