

DESCRIPTION OF THE LAND

LOCATED IN THE CITY OF MARTINS FERRY, AND BEING IN BELMONT COUNTY, IN PEASE TOWNSHIP, AND IN SECTION 23, TWP 3, RANGE 2, AND BEING THE RESIDUE OF THE LANDS OWNED BY JOSEPH M. STAFFILINO AND DONNA M. STAFFILINO, AS RECORDED IN VOL 652, PG 410, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A MAG NAIL SET MARKING THE INTERSECTION OF THE SOUTH LINE OF MONROE STREET WITH THE EAST LINE OF 4TH STREET, AS SHOWN ON THE PLAT OF JOHN W. GILL & JOEL HOBENSACK ADDITION TO MARTINSVILLE, (NOW MARTINS FERRY), AS RECORDED IN CABINET B, SLIDE 51 IN THE RECORDS OF BELMONT COUNTY, OHIO, AND ALSO MARKING A POINT ON THE WESTERLY BOUNDARY OF TRACT 1, OF VOL 652, PG 410 OWNED BY THE ABOVE MENTIONED STAFFILINO.

THENCE WITH THE WESTERLY END OF THAT PART OF MONROE STREET THAT WAS VACATED BY ORDINANCE #4007, AND RECORDED IN VOL 652, PG 431, AND WITH THE WESTERLY BOUNDARY OF SAID TRACT 1, OF VOL 652, PG 410, AND FURTHER WITH THE WESTERLY LINE OF THE STAFFILINO 0.33 ACRE TRACT DESCRIBED IN TRACT 4, OF VOL 652, PG 410, AND FURTHER STILL WITH THE WESTERLY LINE OF THE RESIDUE OF THE STAFFILINO 0.4594 ACRE TRACT DESCRIBED IN VOL 652, PG 410, AND WITH THE EASTERLY LINE OF 4TH STREET, N 17° 35' 52" E 192.150 FT. TO A 5/8" DIAMETER X 30" LONG IRON PIN SET BEARING A PLASTIC CAP MARKED V. DOWDLE P.S. #7396, (HERE-IN-AFTER CALLED A 5/8" CIP), MARKING THE S W CORNER OF THE 0.318 ACRE TRACT OWNED BY UNITED DAIRY INC, AS DESCRIBED IN THE FIRST TRACT OF VOL 664, PG 611, (ALSO BEING THE SW CORNER OF THE 4TH EXCEPTION CONTAINED IN VOL 652, PG 410), AND ALSO MARKING THE NW CORNER OF THE RESIDUE OF SAID LANDS OWNED BY STAFFILINO, AND THEREBY MARKING THE NW CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE WITH THE SOUTH LINE OF SAID FIRST TRACT OF VOL 664, PG 611, OWNED BY UNITED DAIRY INC, AND WITH THE NORTHERLY BOUNDARY OF THE RESIDUE OF SAID LANDS OWNED BY STAFFILINO AS RECORDED IN VOL 652, PG 410, S 66° 07' 09" E

125.027 FT TO A 5/8" CIP SET ON THE WESTERLY SIDE OF A 15 FT ALLEY (UN-IMPROVED), FOR WHICH NO RECORD OF DEDICATION WAS FOUND, AND MARKING THE SE CORNER OF THE AFOREMENTIONED FIRST TRACT OF VOL 664, PG 611, OWNED BY UNITED DAIRY INC, AND MARKING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF THE RESIDUE OF SAID LANDS OWNED BY STAFFILINO, AND THEREBY MARKING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF THE PARCEL HEREIN DESCRIBED.

THENCE WITH THE WESTERLY LINE OF SAID ALLEY, AND WITH THE EASTERLY LINE OF THE AFOREMENTIONED TRACT 2, OF VOL 652, PG 410, S 22° 50' 12" W 88.967 FT. TO A MAG NAIL SET IN A BLACKTOP PARKING LOT, MARKING THE NORTHWESTERLY CORNER OF THAT PORTION OF THE AFOREMENTIONED 15 FT ALLEY THAT WAS VACATED BY ORDINANCE #3963, AND RECORDED IN VOL 381, PG 352, AND MARKING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF THE RESIDUE OF SAID LANDS OWNED BY STAFFILINO, AND THEREBY MARKING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF THE PARCEL HEREIN DESCRIBED.

THENCE CONTINUING WITH THE EASTERLY BOUNDARY OF SAID TRACT 4, OF VOL 652, PG 410, AND WITH THE NORTHERLY BOUNDARY OF SAID VACATED ALLEY, S 72° 19' 30" E 15.061 FT. TO A MAG MAIL SET IN SAID PARKING LOT, MARKING A COMMON CORNER BETWEEN SAID TRACT 4, AND THE AFOREMENTIONED TRACT 1, OF VOL 652, PG 410, AND MARKING THE NE CORNER OF SAID VACATED ALLEY, AND MARKING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF THE RESIDUE OF SAID LANDS OWNED BY STAFFILINO, AND THEREBY MARKING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF THE PARCEL HEREIN DESCRIBED.

THENCE WITH THE EASTERLY SIDE OF THE AFOREMENTIONED UNIMPROVED ALLEY, AND WITH THE WESTERLY BOUNDARY OF SAID TRACT 1, OF VOL 652, PG 410, N 22° 50' 09" E 87.338 FT. TO A 5/8" CIP SET, MARKING A POINT ON THE WEST END OF ANOTHER 15 FT ALLEY THAT WAS VACATED BY ORDINANCE #4089, RECORDED IN VOL 557, PG 721, AND MARKING THE SW CORNER OF THE UNITED DAIRY 0.682 ACRES, DESCRIBED IN THE 2ND TRACT OF VOL 664, PG 611, (ALSO BEING THE 5TH EXCEPTION CONTAINED IN VOL 652, PG 410), AND MARKING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF THE RESIDUE OF SAID LANDS OWNED BY STAFFILINO, AND THEREBY MARKING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF THE PARCEL HEREIN DESCRIBED.

THENCE WITH THE SOUTHERLY LINE OF SAID 0.682 ACRE UNITED DAIRY TRACT, AND WITH THE NORTHERLY BOUNDARY OF THE RESIDUE OF SAID LANDS OWNED BY STAFFILINO AS RECORDED IN VOL 652, PG 410, AND WITH THE SOUTHERLY LINE OF A 0.033 ACRE TRACT CONVEYED TO THE STATE OF OHIO IN VOL 485, PG 399, S 66° 07' 09" E 219.210 FT. TO A MAG NAIL SET IN CONCRETE NEAR THE CORNER OF A LARGE STEEL, AND CONCRETE RETAINING WALL, ON THE WESTERLY LIMITED ACCESS LINE OF STATE ROUTE #7, AS SHOWN ON RIGHT OF WAY PLANS BEL-7-20.74, AND MARKING THE SOUTHEASTERLY CORNER OF SAID STATE OF OHIO TRACT, AND ALSO MARKING THE NE

CORNER OF THE RESIDUE OF TRACT 1, OF VOL 652, PG 410, OWNED BY STAFFILINO, AND THEREBY MARKING THE NE CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE WITH THE WESTERLY LIMITED ACCESS LINE, AND CROSSING OVER LOTS 159, IN DANIEL ZANES ADDITION AS RECORDED IN CABINET B, SLIDE 49, AND WITH THE EASTERLY BOUNDARY OF PARCEL A OF TRACT 3, OF VOL 652, PG 410, AND CROSSING LOTS 160, 163, THE EASTERLY END OF THAT PART OF MONROE STREET THAT WAS VACATED BY ORDINANCE #4007, RECORDED IN VOL 652, PG 431, AND THEN LOTS 164, 167, 168, 171, 172, ADAMS STREET, (ALSO VACATED BY SAID ORDINANCE #4007), AND PARTWAY ACROSS LOT 174, AND ALONG THE EASTERLY BOUNDARY OF PARCEL D, OF TRACT 3, OF VOL 652, PG 410; S 42° 31' 47" W 512.540 FT TO A POINT ON A CONCRETE MONUMENT FOUND MARKING THE NE CORNER OF THE OHIO POWER COMPANY AS RECORDED IN VOL 524, PG 261, AND ALSO MARKING THE SE CORNER OF THE RESIDUE OF THE LANDS OWNED BY STAFFILINO IN VOL 652, PG 410, AND THEREBY MARKING THE SE CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE LEAVING SAID LIMITED ACCESS LINE, AND WITH THE NORTHERLY LINE OF SAID OHIO POWER TRACT, AND CROSSING ANOTHER 15 FT ALLEY THAT WAS VACATED BY ORDINANCE #4007, AS RECORDED IN VOL 652, PG 431, AND AGAIN CROSSING ADAMS STREET AS IT IS SHOWN ON THE AFOREMENTIONED PLAT OF DANIEL ZANES ADDITION, N 46° 10' 38" W, PASSING ON LINE A COPPER PIN FOUND AT 0.33 FT, A TOTAL DISTANCE OF 185.074 FT. TO A POINT IN A CONCRETE MONUMENT FOUND, MARKING A POINT ON THE WESTERLY LINE OF THAT 25' X 470' PORTION OF 4TH STREET THAT WAS VACATED BY ORDINANCE #4007 AND RECORDED IN VOL 652, PG 431, AND ALSO MARKING THE NORTH WESTERLY CORNER OF THE AFOREMENTIONED OHIO POWER COMPANY TRACT, AND ALSO MARKING THE SOUTHWESTERLY CORNER OF THE RESIDUE OF TRACT 1, OF VOL 652, PG 410, AND THEREBY MARKING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, A LEANING COPPER PIN FOUND BEARS N 46-10-38 W 0.07 FT.

THENCE, WITH THE WESTERLY LINE OF THE AFOREMENTIONED 25' X 470' PORTION OF 4TH STREET THAT WAS VACATED, AND WITH THE WESTERLY LINE OF SAID TRACT 1, N 17° 35' 52" E 230.157 FT. TO A RAILROAD SPIKE SET ON THE SOUTHERLY LINE OF MONROE STREET, IF EXTENDED, AND MARKING AN ANGLE POINT ON THE WESTERLY BOUNDARY OF SAID TRACT 1, AND THEREBY MARKING AN ANGLE POINT ON THE WESTERLY BOUNDARY OF THE PARCEL HEREIN DESCRIBED.

THENCE, WITH THE NORTHERLY LINE OF SAID 25' X 470' VACATED PORTION OF 4TH STREET, S 72° 24' 08" E 25.000 FT. TO THE PLACE OF BEGINNING, CONTAINING 2.8113 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS OF WAY, AND/OR EASEMENTS, LEASES AND OPTIONS, AND SUBJECT TO ANY AND ALL CONDITIONS AND/OR RESTRICTIONS, AND/OR RESERVATIONS, AND/OR EXCEPTIONS AS MAY BE APPLICABLE, AND TO ALL APPLICABLE ZONING REGULATIONS, OR ORDINANCES.

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, FROM GNSS OBSERVATIONS, IN SEPT. 2014.

THIS DESCRIPTION FROM A FIELD SURVEY CONDUCTED IN OCTOBER, 2014, BY VINCENT DOWDLE P.S. #7396, A PLAT OF WHICH WAS MADE AND FILED AT THE MAPPING OFFICE, AND ANY INTERPRETATION OF THE INFORMATION WITHIN THIS DESCRIPTION SHOULD NOT BE MADE WITHOUT THE INCLUSION OF THE INFORMATION AND NOTES ON SAID PLAT, SAID SURVEY BEING SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THE ABOVE DESCRIBED 2.8113 ACRE TRACT CONTAINS PORTIONS OF LOTS 159, 160, 163, 164, 167, 168, 171, 172, AND 174, AS SHOWN ON THE PLAT OF DANIEL ZANES ADDITION AS RECORDED IN CABINET B, SLIDE 49, THE SAME LOTS BEING NUMBERS 144, 145, 148, 149, 152, 153, 156, 157, AND 159 OF THE RENUMBERING OF LOTS IN 1885, RECORDED IN CABINET B, SLIDE 1.

Property Address:	<b>900 S 4th Street, Martins Ferry, OH 43935</b>
Parcel Number:	24-03942.000
Prior Instrument Nos.:	O.R. Book 540, Page 1342 and O.R. Volume 652, Page 410