

F24-49290

RE: Landowners Michael Joseph and Teresa A. Joseph
Summit County Common Pleas Case No. CV2024083737

Property Description:

PARCEL NO. 1

SITUATED IN THE TOWNSHIP OF SPRINGFIELD, COUNTY OF SUMMIT AND STATE OF OHIO:

AND KNOWN AS BEING PART OF TRACT 5 IN SAID TOWNSHIP AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT (SAID LINE ALSO BEING THE CENTERLINE OF HILBISH AVENUE) WITH THE CENTERLINE OF TRIPLETT BOULEVARD;

THENCE SOUTH 0° 35' WEST ALONG SAID TRACT LINE AND CENTERLINE OF HILBISH AVENUE, 1343.19 FEET TO THE CENTERLINE OF DELAWARE AVENUE;

THENCE SOUTH 89° 50' 20" EAST ALONG THE CENTERLINE OF DELAWARE AVENUE, 1617.20 FEET TO THE TRUE PLACE OF BEGINNING OF LAND HEREBY DESCRIBED;

THENCE SOUTH 89° 50' 20" EAST ALONG THE CENTERLINE OF DELAWARE AVENUE, 122.71 FEET; THENCE NORTH 0° 35' EAST 177.50 FEET TO AN IRON PIPE IN THE NORTH LINE OF PREMISES NOW OWNED BY THE GRANTOR HEREIN;

THENCE NORTH 89° 50' 20" WEST ALONG SAID GRANTOR'S NORTH LINE, 122.71 FEET; THENCE SOUTH 0° 35' WEST 177.50 FEET TO THE TRUE PLACE OF BEGINNING, AS SURVEYED IN MAY 1963, BY SWIGARD & MOORE, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS, RESERVING FROM THE ABOVE DESCRIBED LAND, THE SOUTH 25.00 FEET THEREOF FOR STREET AND ROADWAY PURPOSES.

PARCEL NO. 2.

SITUATED IN THE TOWNSHIP OF SPRINGFIELD, COUNTY OF SUMMIT, AND STATE OF OHIO:

AND KNOWN AS BEING TRACT 5 OF SAID TOWNSHIP AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST LINE OF SAID TRACT 5 IN THE CENTERLINE OF HILLBISH AVENUE AT A POINT 1,343.19 FEET SOUTH OF THE INTERSECTION OF SAID CENTERLINE OF HILLBISH AVENUE WITH THE CENTERLINE OF TRIPLETT BOULEVARD, AND AT THE CENTERLINE OF A 50 FOOT ROAD OR STREET NOW KNOWN AS DELAWARE AVE.

THENCE SOUTH 89° 50' 20" EAST ALONG SAID CENTER LINE OF DELAWARE AVENUE, 1,494.50 FEET TO A POINT WHICH IS THE TRUE PLACE OF BEGINNING OF THE DESCRIPTION OF THE LAND HEREIN CONVEYED;

THENCE NORTH 0° 35' EAST 177.50 FEET; THENCE SOUTH 89° 50' EAST 122.705 FEET;
THENCE SOUTH 0° 35' WEST 177.50 FEET TO THE CENTERLINE OF DELAWARE AVENUE;
THENCE NORTH 89° 50' 20" ALONG SAID CENTERLINE OF 122.705 FEET TO THE
CENTERLINE OF DELAWARE AVENUE;
THENCE NORTH 89° 50' 20" WEST ALONG SAID CENTERLINE 122.705 FEET TO THE PLACE
OF BEGINNING, BE THE SAME MORE OR LESS AND SUBJECT TO ALL LEGAL HIGHWAYS.

Property Address: 2175 Delaware Avenue, Akron, OH 44312

PPN#: 5104713 ALT ID SP0023901006IHC

Prior Deed Reference: Instrument No. 56257789

SP1239
Legal Description approved for
Sheriff's Sale by

KJC 9/15/24