

F24-49815

RE: Landowners Mark A. Floyd  
Lawrence County Common Pleas Case No. 24FC000891

Property Description:

SITUATE IN SECTION 4, TOWNSHIP 1, RANGE 17, IN THE CITY OF SOUTH POINT, TOWNSHIP OF FAYETTE, COUNTY OF LAWRENCE, AND STATE OF OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE CENTERLINE OF COUNTY ROAD ONE, FORMERLY U.S. 52, SAID POINT BEING THE NORTHEAST CORNER OF A 0.17 ACRE TRACT NOW OR FORMERLY OWNED BY ROYCE DALE AND MARJORIE E. GEER AS RECORDED IN VOLUME 423, PAGE 145; THENCE LEAVING THE LINE OF GEER AND WITH THE CENTERLINE OF THE AFORESAID ROAD, SOUTH 55° 02' EAST A DISTANCE OF 53.19 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY DORIS MILLER AS RECORDED IN VOLUME 454 PAGE 494; THENCE LEAVING THE CENTERLINE OF THE AFORESAID ROAD AND WITH THE LINE OF MILLER SOUTH 29° 29' 20" WEST A DISTANCE OF 151.34 FEET TO A FOUND IRON POST; THENCE LEAVING THE LINE OF MILLER NORTH 55° 02' WEST A DISTANCE OF 53.19 FEET TO A FOUND IRON POST, SAID POST BEING THE SOUTHEAST CORNER OF THE AFORESAID 0.17 ACRE GEER TRACT; THENCE WITH THE LINE OF GEER NORTH 29° 29' 20" EAST PASSING AT A DISTANCE OF 121.20 FEET TO A FOUND IRON POST A DISTANCE OF 151.34 FEET IN ALL TO THE PLACE OF BEGINNING, AND CONTAINING 0.18 ACRES AS SHOWN ON THE ATTACHED PLAT PREPARED BY RUSSELL D. WALTERS P.S. #6674, WHICH IS HEREBY MADE A PART OF THIS DESCRIPTION. BEING ALL OF THAT TRACT OF LAND CONVEYED TO VINSON L. KINCAID AND NANCY J. KINCAID BY JOHN F. WICKER AND ROSE WICKER BY DEED DATED MARCH 27, 1978 AND RECORDED IN VOLUME 446, PAGE 655, DEED RECORDS OF LAWRENCE COUNTY, OHIO.

THE ABOVE DESCRIBED TRACT BEING 0.18 ACRES OF A 0.18 ACRE TRACT SHOWN ON THE LAWRENCE COUNTY AUDITOR'S DUPLICATE AS PARCEL NUMBER 07-059- 0500. THIS DESCRIPTION PREPARED FROM A PHYSICAL SURVEY CONDUCTED BY RUSSELL D. WALTERS P.S. #6674 ON 12/7/84.

ALSO THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATE IN SECTION 4, TOWNSHIP 1, RANGE 17 IN THE CITY OF SOUTH POINT, TOWNSHIP OF FAYETTE, COUNTY OF LAWRENCE, AND STATE OF OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF COUNTY ROAD ONE, FORMERLY U.S. 52, SAID POINT BEING THE NORTHEAST CORNER OF A 0.17 ACRE TRACT OF LAND OWNED BY ROYCE DALE AND MARJORIE E. GEER AS RECORDED IN VOLUME 423, PAGE 145, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 0.18 ACRE Preliminary Judicial Report (4-15-10)

Ohio - Schedule A Form 5007539 (9-1-14) Page 3 of 6TRACT OF LAND OWNED BY VINSON L. AND NANCY J. KINCAID AS RECORDED IN VOLUME 446, PAGE 655;  
THENCE LEAVING THE CENTERLINE OF THE AFORESAID ROAD AND WITH THE COMMON LINE OF GEER AND KINCAID, SOUTH 29° 29' 20" WEST PASSING AT A DISTANCE OF 30.14 FEET AN IRON POST A DISTANCE OF 151.34 FEET IN ALL TO AN IRON POST; THENCE

PRE-APPROVED FOR TRANSFER  
LAWRENCE COUNTY ENGINEER  
DATE: 12-30-2024  
BY: PAUL R

LEGAL DESCRIPTION NOT SUFFICIENT  
FOR TAX MAPPING PURPOSES.  
NEW LEGAL DESCRIPTION REQUIRED  
UPON NEXT TRANSFER  
LAW. CO. ENGINEER

SEE  
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NOTE**

LEAVING THE LINE OF KINCAID AND WITH THE LINE OF GEER, NORTH 55° 02' WEST A DISTANCE OF 16.23 FEET TO A RE-ROD SET AT THE BASE OF A STEEL FENCE CORNER POST;

THENCE WITH A SEVERANCE LINE OF GEER, NORTH 31° 38' 12" EAST PASSING AT A DISTANCE OF 120.85 FEET A SET RE-ROD

A DISTANCE OF 150.90 FEET IN ALL TO A POINT IN THE CENTERLINE OF COUNTY ROAD ONE; THENCE SOUTH 55° 02' EAST A DISTANCE OF 10.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.047 ACRES AS SHOWN ON THE ATTACHED PLAT MAP PREPARED BY RUSSELL D. WALTERS P.S. #6674 WHICH IS HEREBY MADE A PART OF THIS DESCRIPTION.

PARCEL ID: 07-059-0500.000 AND 07-059-0301.000

Being the same property conveyed unto Mark A. Floyd and Marissa A Floyd, husband and wife, for their joint lives, remainder to the survivor of them by Deed from Nancy Medley, a single woman], dated 07/18/2019 and

recorded 09/06/2019 at Book 1002 Page 612, Lawrence County Records

Property Address: 1202 East 4th Street, South Point, OH 45680

PPN#: 07-059-0500.000 AND 07-059-0301.000

Prior Deed Reference: Book 1002, Page 612

Paul David Knipp  
Lawrence County Auditor

**LEGAL DESCRIPTION NOT SUFFICIENT  
FOR TAX MAPPING PURPOSES.  
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LAW. CO. ENGINEER**