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94 CANYON VILLA DRIVE
HEBRON, OH 43025

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December 3, 2106

Job No. 16-4621

Surveyor's Description ~ Parcel No. 21-00150.000 ~ 2.087 ACRES

The parcel herein described is known as the same lands conveyed to **Robert Hilderbrand** as described in Official Record 299 on Page 2051 and is situated in and being part of VMS 5220 and part of VMS 6049 in Range Township in the Virginia Military Survey of Madison County, Ohio and is better described as follows:

Beginning for a reference at an existing roadway monument found at the intersection of Danville Road (County Road 8) and State Route 323;

Thence, with the center line of State Route 323, South 86 degrees 48 minutes 34 seconds East, 628.86 feet to the **true point of beginning**;

Thence, continuing with the center of the said road, South 86 degrees 48 minutes 34 seconds East, 173.80 feet to a point;

Thence, leaving the said road and with the west line of David E. & Christina E. Jeffers (O.R. 270 Pg. 159), South 3 degrees 30 minutes 05 seconds East, passing a set 5/8" iron pin at 22.67 feet, a total distance of 454.93 feet to a set 5/8" iron pin on the south line of VMS 6049;

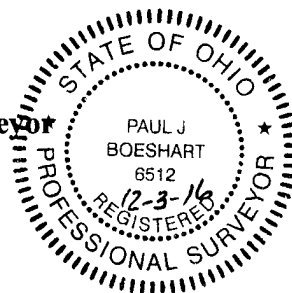
Thence, with the north line of Madison County Commissioners (O.R. 108 Pg. 345) and the south line of VMS 6049, South 76 degrees 03 minutes 45 seconds West, 207.24 feet to a point referenced by an existing 5/8" iron pin bearing South 76 degrees 03 minutes 45 seconds West, 6.42 feet therefrom;

Thence, with the east line of Brian Turner (O.R. 315 Pg. 2328), Evie Eileen Sockman (O.R. 43 Pg. 574), West Broad Street Investors Ltd. & Ohio LLC (O.R. 217 Pg. 1579) and Brenda J. Stambaugh (O.R. 289 Pg. 1), North 0 degrees 01 minutes 12 seconds West, passing an existing 5/8" iron pin at 6.90 feet, and existing 5/8" iron pin at 207.49 feet, an existing 1/2" iron pin at 348.78 feet and passing an existing 5/8" iron pin at 483.67 feet, a total distance of 513.67 feet to the **true point of beginning**.

Containing 2.087 Acres and being subject to all legal roads, easements and restrictions of record. North is based on the center line of State Route 323 as bearing South 86 degrees 48 minutes 34 seconds East. The bearings, used in this description, show the relationship of the angles of the property lines and are not based on true bearings. All iron pins set are 5/8" x 30" rebar with a plastic ID cap stamped "Boeshart S-6512".

I, Paul J. Boeshart, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in November, 2016.

Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512



1645-16