

LEGAL DEED DESCRIPTION
RONALD & SHIRLEY BOGGS
4.887 ACRES

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 7758-7830 and 7064; being a more particular description of the 3.841 acre tract (parcel # 04-00503.002) of Ronald and Shirley Boggs (Deed Record 284, page 886) and the 0.307 acre (parcel #04-00505.000) and 0.739 acre (parcel #04-00504.000) tracts also of Ronald and Shirley Boggs (Deed Record 293, page 361); and being further bounded and described as follows:

Beginning for reference at a P-K nail set at the centerline intersection of Main Street (State Route 161, 60' R/W) and Guy Avenue (40' R/W).

Thence South 05 deg.-57'-30" West, 497.58 feet along said centerline of Guy Avenue to a railroad spike found on the southerly line of a former railroad right-of-way at the southwesterly corner of the 0.932 acre tract of Dennis M. Williams (Official Record 282, page 1146), and the northerly line of the 3.82 acre tract of W of Ohio, Inc. (Official Record 39, page 299).

Thence South 66 deg.-47'-00" East (assumed bearing), 312.20 feet along said southerly line and said northerly line to an iron pipe found at the northeasterly corner of said 3.82 acre tract, being the TRUE POINT OF BEGINNING.

Thence South 66 deg.-47'-00" East, 305.64 feet continuing along the southerly line of said 0.932 acre tract and the southerly line of the 0.421 acre tract of Richard E. and Betty L. Izzard (Deed Record 282, page 771) to a mag nail set at the northwesterly corner of the 2.705 acre tract of Izzard Family Partnership (Official Record 3, page 757).

Thence South 15 deg.-13'-13" West, 475.16 feet along the westerly line of said 2.705 acre tract to an iron pipe found in the approximate centerline of Sweeney Run Ditch and the northerly line of the 22.701 acre tract of John Emil Houchard (Official Record 119, page 1175).

Thence with two consecutive courses of said approximate centerline of Sweeney Run and said northerly line of 22.701 acre tract:

- 1) South 79 deg.-27'-58" West, 72.17 feet to an iron pipe found.
- 2) North 79 deg.-23'-13" West, 374.54 feet to an iron pipe found at the southeasterly corner of the 6.940 acre tract of D & E Land Holding Co., LLC (Official Record 224, page 1391).

Thence North 04 deg.-44'-57" East, 303.05 feet along the easterly line of said 6.940 acre tract (passing over an iron pipe found at 60.02 feet) to an iron pipe found on a southerly line of aforesaid 3.82 acre tract.

Thence with two consecutive courses of said 3.82 acre tract:

- 1) South 66 deg.-46'-30" East, 149.68 feet to an iron rod found.
- 2) North 23 deg.-14'-06" East, 304.94 feet to the TRUE POINT OF BEGINNING.

Bearing was assumed from Deed Record 284, page 886. The tract as described from an actual field survey performed on or about February 23, 2016, by Registered Surveyor Joseph P. Priday (S-7277), contains **4.887 acres**, more or less, subject to all previous easements and rights-of-way of record. The plat of survey is on file in the Map Room of the Madison County Engineer.

