



LEGAL DEED DESCRIPTION  
SNYDER  
2.100 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 7528; being part of the original 112 acre tract of Roger D. Snyder, Trustee (Official Record 316, page 902, P.N. 11-00292.000); and being further bounded and described as follows:

Beginning for reference at a mag nail found at the centerline intersection of Thomas Road (Township Road 121) and Becker Road (County Road 120).

Thence with five consecutive courses of said centerline of Thomas Road:

- 1) North 19 deg.-47'-14" East, 323.22 feet to a mag nail found. (see plat 24-2000).
- 2) North 11 deg.-18'-54" East, 1245.30 feet to a mag nail found.
- 3) North 04 deg.-47'-46" East, 790.24 feet to a mag nail found at the southwest corner of said original 112 acre tract.
- 4) North 05 deg.-14'-38" East, 164.91 feet to a mag nail found.
- 5) North 05 deg.-13'-06" East (assumed bearing), 306.90 feet to a railroad spike set, being the TRUE POINT OF BEGINNING.

Thence continuing with two consecutive courses of said centerline of Thomas Road:

- 1) North 05 deg.-13'-06" East, 346.76 feet to an iron pipe found.
- 2) North 22 deg.-31'-25" East, 30.39 feet to a railroad spike set.

Thence South 78 deg.-17'-03" East, 273.51 feet (passing over an iron rod set at 29.01 feet) to an iron rod set.

Thence South 08 deg.-18'-51" West, 295.62 feet to an iron rod set.

Thence South 84 deg.-36'-09" West, 269.44 feet (passing over an iron rod set at 244.11 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 24-2000. The tract as described from an actual field survey performed on or about January 25, 2018, by Registered Surveyor Joseph P. Friday (S-7277), contains **2.100 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.

