

LEGAL DESCRIPTION

62.715 Acre Parcel

Situated in the State of Ohio, County of Madison, Village of West Jefferson, Virginia Military Survey Numbers 6653 and 12143, and being a 62.715 acre parcel out of a parcel known as Madison County Auditor's Parcel number 16-00021.000 conveyed to Ralph Parsons Farm Partnership by the instrument filed as Deed Book volume 297, Page 257 (hereafter referred to as "Grantor", all document references are to the records of Madison County unless otherwise stated), the said 62.715 acre parcel also being more particularly described as follows:

BEGINNING at a 5/8" iron pin with cap "ROLLING HOCEVAR" found at the Grantor's northwesterly corner, on the easterly right-of-way line of Commerce Parkway, and at southwesterly corner of Park 70 at West Jefferson Phase II subdivision as recorded in Plat Record B356-B360, the said pin being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's northerly line and along the southerly line of Lot 9 of the said Park 70 at West Jefferson Phase II subdivision, South 75°32'24" East for a distance of 2264.12 feet to an iron pin set on the southerly line of Lot 11 of Park 70 at West Jefferson Phase III subdivision as recorded in Plat Record B363-B369, passing a 5/8" pin with cap "BRH GROUP" found on line at the common corner to the said Lots 9 and 11 at a distance of 1307.39 feet;

Thence crossing through the lands of the Grantor the following courses:

South 14°27'36" West for a distance of 1125.94 feet to an iron pin set;

North 75°32'24" West for a distance of 59.50 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 139°27'30", a radius of 92.00 feet, an arc length of 223.93 feet, and a long chord which bears South 84°11'21" West for a distance of 172.60 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 49°27'30", a radius of 28.00 feet, an arc length of 24.17 feet, and a long chord which bears North 50°48'39" West for a distance of 23.43 feet to an iron pin set;

North 75°32'24" West for a distance of 1309.41 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 12°59'13", a radius of 550.00 feet, an arc length of 124.67 feet, and a long chord which bears North 69°02'47" West for a distance of 124.40 feet to an iron pin set;

North 62°33'11" West for a distance of 806.33 feet to an iron pin set;

South 72°42'10" West for a distance of 42.62 feet to an iron pin set on the Grantor's westerly line and on the easterly right-of-way line of the said Commerce Parkway;

Thence along the Grantor's westerly line and along the said easterly right-of-way line, North 27°33'56" East for a distance of 1029.92 feet to the TRUE POINT OF BEGINNING, containing 62.715 acres, more or less.

Prior instrument record as of this writing recorded in Deed Book volume 297, Page 257 in the records of Madison County.

Subject to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land. This description was prepared by Jeffrey A. Miller, Ohio Registered Professional Surveyor number 7211, and is based on an actual field survey conducted by CESO, Inc. in 2019 under his direct supervision.

The bearings for this description are based on Ohio State Plane Coordinate system, South Zone, and the North American Datum of 1983, with a bearing of South 86 degrees 48 minutes 17 seconds West for a portion of the west bound centerline of U.S. Route 40 as determined by GPS observations using ODOT VRS.

All iron pins called as set are 5/8" X 30" rebar with yellow identification cap stamped "CESO".



CESO, Inc.

Jeffrey A. Miller, PS
Ohio Registered Professional Surveyor No. S-7211

Date

4-5-19

