

LEGAL DEED DESCRIPTION
ELEANOR F. ROBY
3.675 ACRES (TRACT A)

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 1618; being part of the 25.407 acre tract of Eleanor F. Roby (Official Record 346, page 674; PN 01-00369.000); and being further bounded and described as follows:

Beginning at a railroad spike found at the centerline intersection of Carters Mill Road (County Road 39) and Hayden Run Road (County Road 38). Said spike being the True Point of Beginning.

Thence South 57 deg.-14'-12" West, 343.30 feet along said centerline of Hayden Run Road to a mag nail set at the southeasterly corner of a 5.462 acre (Tract B) surveyed this date.

Thence North 37 deg.-43'-28" West, 338.35 feet along the easterly line of said tract (passing over an iron rod set at 25.10 feet) to an iron rod set on the southwesterly corner of a 5.370 acre (Tract E) surveyed this date.

Thence with two consecutive courses of said tract:

- 1) North 49 deg.-26'-57" East, 350.43 feet to an iron rod set.
- 2) North 85 deg.-26'-34" East, 213.28 feet (passing over an iron rod set at 193.27 feet) to a mag nail set in aforesaid centerline of Carters Mill Road.

Thence South 02 deg.-56'-55" East, 327.04 feet along said centerline to the True Point of Beginning.

Bearings are based on the State Plane Coordinate System, North zone NAD 1983. The tract as described from an actual field survey performed on or about November 06, 2019, by Registered Surveyor, Joseph P. Priday (S-7277), contains **3.675 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 office of the Madison County Engineer.



LEGAL DEED DESCRIPTION
ELEANOR F. ROBY
5.462 ACRES (TRACT B)

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 1618; being part of the 25.407 acre tract of Eleanor F. Roby (Official Record 346, page 674; PN 01-00369.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Carters Mill Road (County Road 39) and Hayden Run Road (County Road 38).

Thence South 57 deg.-14'-12" West, 343.30 feet along said centerline of Hayden Run Road to a mag nail set at the southwesterly corner of a 3.675 acre (Tract A) surveyed this date, being the True Point of Beginning.

Thence South 57 deg.-14'-12" West, 323.00 feet continuing along said centerline of Hayden Run Road to a mag nail set at the southeasterly corner of a 5.462 acre (Tract C) surveyed this date.

Thence North 35 deg.-28'-36" West, 796.50 feet along the easterly line of said tract (passing over an iron rod set at 25.03 feet) to an iron rod set on the southerly line of the 20.003 acre tract of Christine Irene Roby Reed and Charles E. Reed (Official Record 140, page 100 & P.N. 01-00369.002).

Thence North 65 deg.-55'-47" East, 299.00 feet along said southerly line to an iron rod set on the northwesterly corner of a 5.370 acre (Tract E) surveyed this date.

Thence South 37 deg.-43'-28" East, 753.24 feet along the westerly lines of said Tract E and Tract A (passing over iron rods set at 414.89 feet and 728.14 feet) to the True Point of Beginning.

Bearings are based on the State Plane Coordinate System, North zone NAD 1983. The tract as described from an actual field survey performed on or about November 06, 2019, by Registered Surveyor, Joseph P. Friday (S-7277), contains **5.462 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 office of the Madison County Engineer.



LEGAL DEED DESCRIPTION
ELEANOR F. ROBY
5.462 ACRES (TRACT C)

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 1618; being part of the 25.407 acre tract of Eleanor F. Roby (Official Record 346, page 674; PN 01-00369.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Carters Mill Road (County Road 39) and Hayden Run Road (County Road 38).

Thence South 57 deg.-14'-12" West, 666.30 feet along said centerline of Hayden Run Road to a mag nail set at the southwesterly corner of a 5.462 acre (Tract B) surveyed this date, being the True Point of Beginning.

Thence South 57 deg.-14'-12" West, 304.00 feet continuing along said centerline of Hayden Run Road to a mag nail set at the southeasterly corner of a 5.445 acre (Tract D) surveyed this date.

Thence North 33 deg.-40'-58" West, 838.49 feet along the easterly line of said tract (passing over an iron rod set at 25.01 feet) to an iron rod set on the southerly line of the 20.003 acre tract of Christine Irene Roby Reed and Charles E. Reed (Official Record 140, page 100 & P.N. 01-00369.002).

Thence North 65 deg.-55'-47" East, 283.00 feet along said southerly line to an iron rod set on the northwesterly corner of said Tract B.

Thence South 35 deg.-28'-36" East, 796.50 feet along the westerly line of said Tract B (passing over an iron rod set at 771.47 feet) to the True Point of Beginning.

Bearings are based on the State Plane Coordinate System, North zone NAD 1983. The tract as described from an actual field survey performed on or about November 06, 2019, by Registered Surveyor, Joseph P. Friday (S-7277), contains **5.462 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 office of the Madison County Engineer.



LEGAL DEED DESCRIPTION
ELEANOR F. ROBY
5.445 ACRES (TRACT D)

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 1618; being part of the 25.407 acre tract of Eleanor F. Roby (Official Record 346, page 674; PN 01-00369.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Carters Mill Road (County Road 39) and Hayden Run Road (County Road 38).

Thence South 57 deg.-14'-12" West, 970.30 feet along said centerline of Hayden Run Road to a mag nail set at the southwesterly corner of a 5.462 acre (Tract C) surveyed this date, being the True Point of Beginning.

Thence South 57 deg.-14'-12" West, 284.70 feet continuing along said centerline of Hayden Run Road to a railroad spike found at the southeasterly corner of the 197.730 acre tract of Miley Farms, LLC (Official Record 297, page 2648 and P.N. 01-00059.000).

Thence North 32 deg.-32'-40" West, 879.35 feet along the easterly line of said tract; the easterly lines of V.M.S. 3474 and V.M.S. 3679; and the westerly line of said V.M.S. 1618; (passing over an iron rod found at 25.09 feet and an iron rod set at 28.99 feet) to an iron rod found on the southwesterly corner of the 20.003 acre tract of Christine Irene Roby Reed and Charles E. Reed (Official Record 140, page 100 & P.N. 01-00369.002).

Thence North 65 deg.-55'-47" East, 271.00 feet along the southerly line of said tract to an iron rod set on the northwesterly corner of said Tract C.

Thence South 33 deg.-40'-58" East, 838.49 feet along the westerly line of said Tract C (passing over an iron rod set at 813.48 feet) to the True Point of Beginning.

Bearings are based on the State Plane Coordinate System, North zone NAD 1983. The tract as described from an actual field survey performed on or about November 06, 2019, by Registered Surveyor, Joseph P. Priday (S-7277), contains **5.445 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 office of the Madison County Engineer.



LEGAL DEED DESCRIPTION
ELEANOR F. ROBY
5.370 ACRES (TRACT E)

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 1618; being part of the 25.407 acre tract of Eleanor F. Roby (Official Record 346, page 674; PN 01-00369.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Carters Mill Road (County Road 39) and Hayden Run Road (County Road 38).

Thence North 02 deg.-56'-55" West, 327.04 feet along said centerline of Carters Mill Road to a mag nail set at the northeasterly corner of a 3.675 acre (Tract A) surveyed this date, being the True Point of Beginning.

Thence with two consecutive courses of said Tract A:

- 1) South 85 deg.-26'-34" West, 213.28 feet (passing over an iron rod set at 20.01 feet) to an iron rod set.
- 2) South 49 deg.-26'-57" West, 350.43 feet to an iron rod set on the easterly line of a 5.462 acre (Tract B) surveyed this date.

Thence North 37 deg.-43'-28" West, 414.89 feet along said easterly line to an iron rod set on the southerly line of the 20.003 acre tract of Christine Irene Roby Reed and Charles E. Reed (Official Record 140, page 100 & P.N. 01-00369.002).

Thence North 65 deg.-55'-47" East, 779.87 feet along said southerly line (passing over an iron rod found at 755.63 feet) to a cotton gin spike found in said centerline of Carters Mill Road.

Thence South 02 deg.-56'-55" East, 402.00 feet along said centerline to the True Point of Beginning.

Bearings are based on the State Plane Coordinate System, North zone NAD 1983. The tract as described from an actual field survey performed on or about November 06, 2019, by Registered Surveyor, Joseph P. Priday (S-7277), contains **5.370 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 office of the Madison County Engineer.

