

LEGAL DESCRIPTION 2.143 ACRES

Situate in the State of Ohio, County of Madison, Township of Canaan, VMS 1618, and part of a 3.675 acre tract of land conveyed to Bryan F. Roby and Sharon L. Roby as recorded in O.R. 414, page 1735 (all references to deeds, plats, surveys, etc. refer to the Madison County Recorder's Office or Engineer's Office), being more particularly described as follows;

BEGINNING at a 2" MAG nail set at the intersection of the centerline of Carters's Mill Rd. (County Road 39) with the centerline of Hayden Run Rd. (County Road 38);

Thence along the centerline of Hayden Run Rd. **South 57°14'12" West** for a distance of **250.00 feet**, to a 2" MAG nail set;

Thence leaving said centerline and across said 3.675 acre tract, on a new dividing line **North 30°09'51" West** for a distance of **356.40 feet**, to an iron pin set on the south line of a 5.370 acre tract of land conveyed to Eleanor F. Roby as recorded in O.R. 408, page 1166, passing an iron pin set at 25.03 feet;

Thence along the south line of said 5.370 acre tract **North 49°26'57" East** for a distance of **67.00 feet**, to an iron pin set;

Thence across said 3.675 acre tract, on a new dividing line **North 89°25'18" East** for a distance of **327.10 feet**, to a 2" MAG nail set on the centerline of said Carter's Mill Rd., passing an iron pin set at 307.08 feet;

Thence along the centerline of said Carter's Mill Rd. **South 02°56'55" East** for a distance of **220.00 feet**, to the **POINT OF BEGINNING** containing **2.143 acres**, more or less.

Pt. PID 01-00369.000

SURVEY NOTES:

Basis of Bearings for the herein described tract of land are referenced to the Ohio State Plane Coordinate System by GPS measurements referenced to the ODOT VRS Network with the centerline of County Rd. 38 having a bearing of **South 57°14'12'' West.**

All iron pins set are 5/8" diameter steel pin by 30" in length with a yellow plastic cap stamped "NEWELL 7212".

Distances described herein are horizontal lengths, expressed in U.S. Survey foot and hundredths of a foot.

SURVEYOR CERTIFICATE:

I, Steven W. Newell, Ohio Professional Surveyor Number 7212, certify that the land description described above was prepared under my direct supervision, based on a field survey performed in March 2024, and is

OHIO and correct to the best of my k TE tru nowledge. 3/25/2024 Steven W. Newell Date Ohio Registered Surveyor No. 7212 ESSIONA