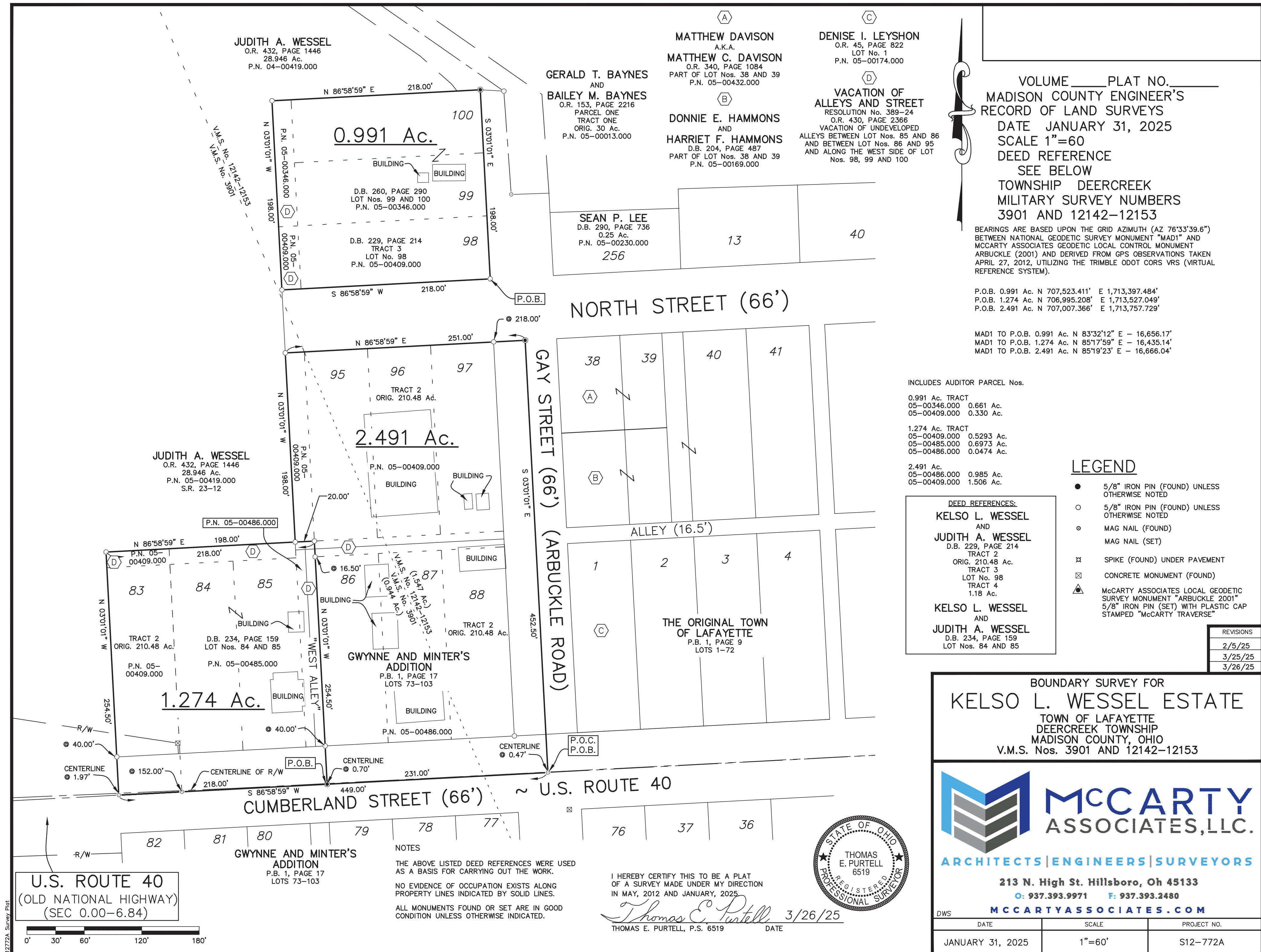


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213 N. HIGH STREET, HILLSBORO, OHIO 45133

O: (937) 393-9971

Michael L. McCarty, P.E., P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

File No. S12-772A

March 24, 2025

LEGAL DESCRIPTION

Kelso L. Wessel and Judith A. Wessel
0.991 Acre Tract

Situated in the Town of Lafayette, Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 12142-12153, and being all of Lot Nos. 98, 99, and 100 and part of a vacated alley (Resolution No. 389-24 and O.R. 430, Page 2366), of Gwynne and Minter's Addition (P.B. 1, Page 17) and all of Lot Nos. 99 and 100 (Parcel No. 05-00346.00) as conveyed to Kelso L. Wessel and Judith A. Wessel and recorded in Deed Book 260, Page 290 of the Madison County Recorder's Office and all of Lot No. 98 "Tract 3" (Parcel No. 05-00409.00) as conveyed to Kelso L. Wessel and Judith A. Wessel and recorded in Deed Book 229, Page 214 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at 5/8" iron pin (found) at the intersection of the westerly line of Gay Street (Arbuckle Road) and North Street, said iron pin being the southeasterly corner of Lot No. 98 of Gwynne and Minter's Addition (P.B. 1, Page 17) of which this is a part;

thence with the northerly line of North Street S 86°58'59" W, a distance of 218.00 feet to a 5/8" iron pin (found) in the easterly line of a 28.946 acres tract as conveyed to Judith A. Wessell (O.R. 432, Page 1446) and found in Survey Record 23-12 of the Madison County Engineer's Record of Land Surveys;

thence with an easterly line of the aforesaid 28.946 acres tract N 03°01'01" W, a distance of 198.00 feet to a 5/8" iron pin

(found);

thence with a southerly line of the aforesaid 28.946 acres tract N 86°58'59" E, a distance of 218.00 feet to a mag nail (set) marking the northeasterly corner of Lot No. 100 of which this is a part and being in the westerly line of Gay Street (Arbuckle Road);

thence with the westerly line of Gay Street (Arbuckle Road) S 03°01'01" E, a distance of 198.00 feet to the point of beginning, **containing 0.991 acre of land.**

The above described 0.991 acre tract contains (0.661 acre) of Auditor's Parcel No. 05-00346.00 and (0.330 acre) of Auditor's Parcel No. 05-00409.00.

Subject to all other legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 76° 33' 39.6") between National Geodetic Survey Monument "MAD 1" and McCarty Associates Geodetic Survey Monument "ARBUCKLE (2001)" and derived from GPS observations taken April 27, 2012, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in May 2012 and January 2025, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S12-772A on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".


Thomas E. Purtell, P.S. 6519





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Michael L. McCarty, P.E, P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

File No. S12-772A

March 26, 2025

LEGAL DESCRIPTION

Kelso L. Wessel and Judith A. Wessel
1.274 Acres Tract

Situated in the Town of Lafayette, Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3901, and being all of Lot Nos. 83, 84, and 85 and part of vacated alleys (Resolution No. 389-24 and O.R. 430, Page 2366), of Gwynne And Minter's Addition (P.B. 1, Page 17) and part of what remains of the original 210.48 acres "Tract 2" (Parcel No. 05-00409.000) as conveyed to Kelso L. Wessel and Judith A. Wessel and recorded in Official Record 229, Page 214 of the Madison County Recorder's Office and all of Lot Nos. 84 and 85 (Parcel No. 05-00485.00) as conveyed to Kelso L. Wessel and Judith A. Wessel and recorded in Deed Book 234, Page 159 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (found) at the centerline intersection of Gay Street (Arbuckle Road) and Cumberland Street (U.S. Route 40);

thence with the centerline of Cumberland Street (U.S. Route 40) S 86°58'59" W, a distance of 231.00 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of Cumberland Street (U.S. Route 40) S 86°58'59" W, a distance of 218.00 feet to a mag nail (found) marking the southeasterly corner of a 28.946 acres tract as conveyed to Judith A. Wessell (O.R. 432, Page 1446) and found in

Survey Record 23-12 of the Madison County Engineer's Record of Land Surveys;

thence with an easterly line of the aforesaid 28.946 acres tract N 03°01'01" W passing a 5/8" iron pin (found) at 40.00 feet marking the southwesterly corner of Lot No. 83 of which this is a part, a total distance of 254.50 feet to a 5/8" iron pin (found);

thence with a southerly line of the aforesaid 28.946 acres tract N 86°58'59" E passing a 5/8" iron pin (found) at 198.00 feet, a total distance of 218.00 feet to a 5/8" iron pin (found) marking the southwesterly corner of Lot No. 95;

thence S 03°01'01" E passing a 5/8" iron pin (found) at 16.5 feet marking the northwesterly corner to and continuing with the westerly line of Lot No. 86 and passing a 5/8" iron pin (found) at 214.50 feet marking the southwesterly corner of Lot No. 86, a total distance of 254.50 feet to the true point of beginning, **containing 1.274 acres of land.**

The above described 1.274 acres tract contains (0.6973 acre) of Auditor's Parcel No. 05-00485.00, (0.5293 acre) of Auditor's Parcel No. 05-00409.00, and (0.0474 acre) of Auditor's Parcel No. 05-00486.00.

Subject to all other legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 76° 33' 39.6") between National Geodetic Survey Monument "MAD 1" and McCarty Associates Geodetic Survey Monument "ARBUCKLE (2001)" and derived from GPS observations taken April 27, 2012, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in May 2012 and January 2025, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No.

S12-772A on file in the office of McCarty Associates, LLC,
Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter
plastic caps stamped "McCARTY ASSOCIATES".


Thomas E. Purtell, P.S. 6519





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File No. S12-772A

March 24, 2025

LEGAL DESCRIPTION

Kelso L. Wessel and Judith A. Wessel
2.491 Acres Tract

Situated in the Town of Lafayette, Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3901 and 12142-12153, and being all of Lot Nos. 86, 87, 88, 95, 96, and 97 and part of a vacated alley (Resolution No. 389-24 and O.R. 430, Page 2366), of Gwynne and Minter's Addition (P.B. 1, Page 17) and part of what remains of the original 210.48 acres "Tract 2" (Parcel No. 05-00409.000 and Parcel No. 05-00486.000) as conveyed to Kelso L. Wessel and Judith A. Wessel and recorded in Official Record 229, Page 214 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a mag nail (found) at the centerline intersection of Gay Street (Arbukcle Road) and Cumberland Street (U.S. Route 40);

thence with the centerline of Cumberland Street (U.S. Route 40) S 86°58'59" W, a distance of 231.00 feet to a mag nail (set);

thence N 03°01'01" W passing a 5/8" iron pin (found) at 40 feet marking the southwesterly corner of Lot No. 86 of Gwynne And Minter's Addition (P.B. 1, Page 17) of which this is a part and marking the intersection of the northerly line of Cumberland Street and the easterly line of a vacated alley (Resolution No. 389-24 and O.R. 430, Page 2366) and continuing with the easterly line of said alley and the westerly line of Lot No. 86 passing a 5/8" iron pin (found) at 238.00 feet marking the northwesterly

corner of Lot No. 86, a total distance of 254.50 feet to a 5/8" iron pin (found) marking the southwesterly corner of Lot No. 95 of which this is a part;

thence with a line through a vacated alley S 86°58'59" W, a distance of 20.00 feet to a 5/8" iron pin (found) marking an easterly corner of a 28.946 acres tract as conveyed to Judith A. Wessell (O.R. 432, Page 1446) and found in Survey Record 23-12 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 28.946 acres tract N 03°01'01" W, a distance of 198.00 feet to a 5/8" iron pin (found) marking the southwesterly corner of the terminus of North Street (Resolution No. 389-24 and O.R. 430, Page 2366);

thence with the southerly line of North Street N 86°58'59" E passing a 5/8" iron pin (found) at 218.00 feet marking the northeasterly corner of Lot No. 97, a total distance of 251.00 feet to a mag nail (set) in the centerline of Gay Street (Arbuckle Road);

thence with the centerline of Gay Street (Arbuckle Road) S 03°01'01" E, a distance of 452.50 feet to the point of beginning, **containing 2.491 acres of land**, of which 0.944 acres are in V.M.S. No. 3901 and 1.547 acres are in V.M.S. No. 12142-12153.

The above described 2.491 acres tract contains (0.985 acre) of Auditor's Parcel No. 05-00486.00 and (1.506 acre) of Auditor's Parcel No. 05-00409.00.


Subject to all other legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 76° 33' 39.6") between National Geodetic Survey Monument "MAD 1" and McCarty Associates Geodetic Survey Monument "ARBUCKLE (2001)" and derived

from GPS observations taken April 27, 2012, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in May 2012 and January 2025, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S12-772A on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".


Thomas E. Purtell, P.S. 6519

