

SEI FILE NOL 4074
JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO

PROPERTY DESCRIPTION
DECEMBER 30, 2019

Situated in the State of Ohio, County of Madison, Township of Jefferson, in V.M.S. No. 2680, being all of that 50.145 acre PARCEL TWO conveyed to Marlin R. Yutzy Trustee of the The Marlin R. Yutzy Trust, dated 6/1/10 (undivided 1/4 interest) and Judith D. Yutzy Trustee of the Judith D. Yutzy Trust dated 6/1/10 (undivided 1/4 interest) of record in Official Record 273, Page 2487 AND that 50.145 acre PARCEL ONE conveyed to same of record in Official Record 326, Page 1220 (all references are to the records in the Recorder's Office, Madison County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a drill hole found in a concrete bridge at the intersection of the centerline of Interstate Route 70 (right-of-way width varies) (Station 731+94.29) with the centerline of Middle Pike (County Road 10, 50 foot wide right-of-way) (Station 23+00), both Stations referenced on O.D.O.T. plans MAD-70-11.00;

Thence North 15° 14' 01" West 150.80 feet, along the centerline of Middle Pike, to a point on the northerly Limited Access right-of-way line of Interstate Route 70, the southwesterly corner of that 0.222 acre Parcel 57 WD to the State of Ohio of record in Deed Book 183, Page 336 and witness a 1" rebar found in a monument box at North 15° 14' 01" West 47.99 feet;

Thence North 68° 50' 31" East 3661.23 feet, along the northerly Limited Access right-of-way line of said Interstate Route 70, passing an iron pin set at 100.53 feet at the southeast corner of said 0.222 acre tract, the southwest corner of that 34.352 acre PARCEL 3 described in Official Record 326, Page 1220, to a 1/2" hollow iron pin found at the southeasterly corner of said 34.352 acre tract, the southwesterly corner of said 50.145 acre tract and THE TRUE POINT OF BEGINNING;

Thence North 38° 11' 55" West 753.43 feet, along the easterly line of said 34.352 acre tract and the westerly line of said 50.145 acre tract, being a common line of V.M.S. #8461 and 2680, to the northeast corner of said 34.352 acre tract;

Thence North 38° 13' 23" West 242.50 feet along said V.M.S. line, an easterly line of that 80 acre (original) PARCEL 3 described in a deed to M & E Family LLC of record in Official Record 111, Page 1964 passing a stone found at 2.29 feet, to a 1/2" hollow iron pin found 0.2' above grade at the northwest corner of said 50.145 acre tract and the southwesterly corner of that 61.308 acre tract described in deeds to Darby Ridge, Ltd. (81.8182% interest) in Official Record 66, Page 49 and Nicholas J. Coughlin (18.1818% interest) in Official Record 354, Page 1042;

Thence North 57° 32' 30" East 2429.76 feet, along the southerly line of said 61.308 acre tract, a northerly line of said 50.145 acre tract, to a pony spike found on the centerline of Plain City Georgesville Road (County Road No. 7) (F.K.A. East Pike) and (A.K.A. State Route 142);

Thence South 15° 26' 16" East 42.90 feet, to a pony spike found at the northeasterly corner of that 3.84 acre tract described in a deed to Time Warner Cable Midwest LLC of record in Official Record 281, Page 1495;

Thence the following three (3) courses being along lines of said 3.84 acre tract:

- 1) South 57° 45' 40" West 410.10 feet, to an iron pin set;
- 2) Thence South 15° 27' 29" East 449.94 feet, to a 3/4" hollow iron pin found 0.2' below grade;
- 3) Thence North 57° 47' 52" East 288.74 feet, to a 3/4" hollow iron pin found on the westerly right-of-way line of said S. R. 142 (State of Ohio 0.497 acre Par 59BWD Deed Book 178, Page 31);

Thence the following three (3) courses being along westerly lines of said 0.497 acre tract, being right-of-way lines for a service road along S.R. 142:

- 1) South 11° 27' 04" East 59.14 feet to an iron pin set;
- 2) Thence South 17° 09' 55" East 182.00 feet, to an iron pin set at the southwesterly corner of said 0.497 acre tract;
- 3) Thence North 57° 11' 50" East 58.66 feet to an iron pin set at the southwest corner of that 0.249 acre Parcel 59BWL to the State of Ohio in Deed Book 178, Page 29 and the northwesterly corner of that 0.218 acre Parcel 60WL to the State of Ohio in Deed Book 178, Page 182;

Thence South 11° 00' 18" East 199.82 feet, along the Limited Access right-of-way of said S.R. 142, and the westerly line of said 0.218 acre tract to a 1/2" hollow iron pin found 0.3' below grade, at a corner of that 1.736 acre Parcel 59AWL to the State of Ohio in Deed Book 178, Page 25;

Thence the following four (4) courses being along Limited Access right-of-way lines for said Interstate Route 70 and northerly lines of said 1.736 acre tract:

- 1) South 12° 26' 16" East 47.25 feet, to a 3/4" hollow iron pin found 0.1' below grade;
- 2) Thence South 51° 25' 17" West 143.50 feet, to an iron pin set;
- 3) Thence South 27° 32' 13" West 333.44 feet, to a 1/2" iron pin found 0.1' below grade;
- 4) Thence South 36° 11' 42" West 178.18 feet, to a 1/2" hollow iron pin found bent in roots of a tree, in the southerly line of said V.M.S. 2680, and a northerly line of that 17.897 acre Parcel 58WL to the State of Ohio in Deed Book 189, Page 385;

Thence South 56° 25' 51" West 389.84 feet, along said Limited Access right-of-way, a line between V.M.S. 2680 and 2679, and said 17.897 acre tract, to an angle point, witness a 1/2 hollow iron pin found 1.1' below grade at South 21° 09' 29" East 0.21 feet;

Thence South 68° 50' 31" West 996.94 feet, along said Limited Access right-of-way line, a northerly line of that 2.603 acre Parcel 59WL to the State of Ohio in Deed Book 178, Page 23 to the TRUE POINT OF BEGINNING, containing **50.101** acres, more or less, subject to any easements, restrictions or rights-of-way of previous record.

The 50.101 acres being all of Madison County Auditor's Tax Parcel # 08-00030.000

Bearings are referenced to Ohio State Plane Coordinate System NAD83 (2011). The iron pins set are 5/8" rebars 30" long with yellow plastic caps stamped "SITE ENG INC."

The above description was prepared from an actual field survey during December, 2019 by Site Engineering, Inc.

SITE ENGINEERING, INC.

By Mark A. Hazel, ps
Mark A. Hazel
Professional Surveyor No. 7039

12-30-19
Date

