

LEGAL DEED DESCRIPTION
WJ PROPERTIES 1 LLC
0.220 ACRE

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 7758-7830; being the remaining portion of Lot 123 of Isaac Bigelow's Sixth Addition, Plat Book 1, page 36 (Tract I, PN 04-00468.000) and the remaining portion of the former railroad property (Tract II, PN 04-00467.000) owned by WJ Properties 1 LLC (Official Record 304, page 508); and being further bounded and described as follows:

Beginning at an iron rod set at the intersection of the east right-of-way line of Mechanic Street (40' R/W) and the south right-of-way line of Spaulding Avenue (unknown right-of-way width, used 22' R/W for this survey). Said iron rod marking the TRUE POINT OF BEGINNING.

Thence South 84 deg.-00'-36" East, 66.96 feet along said south right-of-way line to an iron rod set at the northwest corner of the 3170 square foot tract of Anthony J. Martin (Official Record 39, page 115, PN 04-00557.000 & 04-00558.000).

Thence with two consecutive courses of said 3170 square foot tract:

- 1) South 09 deg.-13'-24" West, 56.10 feet to an iron rod set.
- 2) South 84 deg.-00'-36" East, 10.74 feet (passing over an iron rod set at 8.74 feet) to a point on the northwest corner of the 0.170 acre tract of Vladimir Zheleznyy and Nadia Zhelezna (Official Record 193, page 671, PN 04-00217.000). Also being the west line of Lot 122 of said Isaac Bigelow's Sixth Addition.

Thence South 06 deg.-49'-59" West, 86.64 feet along the west line of said 0.170 acre tract to an iron rod set on the north line of the 0.98 acre tract of Izzard Family LLC (Official Record 255, page 2421, PN 04-00811.000).

Thence North 65 deg.-25'-43" West, 90.29 feet along said north line to an iron rod set.

Thence North 06 deg.-34'-54" East, 29.41 feet to an iron rod set on the south end of said Mechanic Street.

Thence with two consecutive courses of said right-of-way of Mechanic Street:

- 1) South 65 deg.-25'-40" East, 10.95 feet to an iron rod set.
- 2) North 07 deg.-03'-35" East, 87.96 feet to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, South Zone, NAD 1983. The tract as described from an actual field survey performed on or about July 15, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.220 acre**, more or less, (of which approximately 0.162 acre is within said Tract I and 0.058 acre is within said Tract II), 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 Map Room of the Madison County Engineer.

