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File No. S24-308  
December 4, 2024

**LEGAL DESCRIPTION**

Zachary I. Gossard and Young Gossard  
6.006 Acres Tract

Situated in the Township of Union, County of Madison, State of Ohio, being a part of V.M.S. Nos. 8864 and 13567, and being a part of the 10.994 acres tract (Parcel No. 30-00035.000) as conveyed to Zachary I. Gossard and Young Gossard and recorded in Official Record 384, Page 365 of the Madison County Recorder's Office and found in Survey Record 108-97 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a 1" iron pipe (found) in the southeasterly line of a 21.7316 acres tract as conveyed to Lamar L. Gossard (O.R. 412, Page 29) and found in Survey 37-23 of the Madison County Engineer's Record of Land Surveys, marking the westerly most corner of a 1.619 acres tract of Cannan Acres (Plat Slide No. 8-81) as conveyed to William Gossard and Sandra Gossard (O.R. 61, Page 514) and found in Survey 108-97 of the Madison County Engineer's Record of Land Surveys, and marking the northerly most corner of the 10.994 acres of which this is a part;

thence with the southeasterly line of the aforesaid 21.7316 acres tract and the northwesterly line of the 10.994 acres of which this is a part S 44°02'32" W, a distance of 402.35 feet to a point in Oak Run marking the true point of beginning of the tract of land herein described;

thence with a new division line for the next 4 calls:

- 1) S 06°55'01" W, a distance of 95.16 feet to a point in Oak Run, from which a 5/8" iron pin (set) bears S 83°04'59" E, a distance of 50.00 feet;
- 2) S 13°50'05" E, a distance of 151.96 feet to a point in Oak Run, from which a 5/8" iron pin (set) bears N 76°09'55" E, a distance of 50.00 feet;
- 3) S 26°40'15" E, a distance of 143.45 feet to a point in Oak Run, from which a 5/8" iron pin (set) bears N 63°19'45" E, a distance of 50.00 feet;
- 4) S 23°09'35" E, a distance of 103.09 feet to a point in Oak Run, said point being in the northwesterly line of what remains of an original 40.538 acres tract as conveyed to Independence Way (O.R. 383, Page 537) and found in Survey 93-07 of the Madison County Engineer's Record of Land Surveys;

thence with the northwesterly line of what remains of the aforesaid original 40.538 acres tract S 43°58'15" W passing a 5/8" iron pin (set) at 50.00 feet, a total distance of 559.33 feet to a 5/8" iron pin (found) marking an easterly corner of a 558.66 acres tract as conveyed to the State of Ohio London Correctional Prison (D.B. 88, Page 554), from said iron pin (found) a 1" pipe (found) bears N 07°10'48" E, a distance of 0.78 feet;

thence with an easterly line of the aforesaid 558.66 acres tract N 39°10'48" W, a distance of 420.21 feet to a 1" pipe (found) marking the southerly most corner of the aforementioned 21.7316 acres tract as conveyed to Lamar L. Gossard (O.R. 412, Page 29) and found in Survey 37-23 of the Madison County Engineer's Record of Land Surveys;

thence with the southeasterly line of the aforesaid 21.7316 acres tract N 44°02'32" E passing a 5/8" iron pin (set) at 703.75 feet, a total distance of 753.75 feet to the true point of beginning, **containing 6.006 acres of land.**

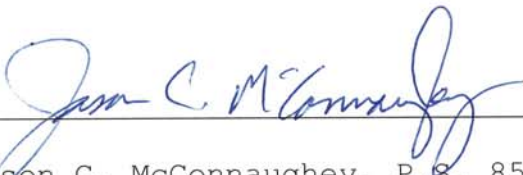
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 98°54'57.9") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken September 17, 2024, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in September 2024, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-308 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".



  
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Jason C. McConnaughey, P.S. 8509