



Project No. S25-00200
December 2, 2025

LEGAL DESCRIPTION
Parcel 08-00780.000
1615 Olmstead Road
West Jefferson, Ohio

Situated in Jefferson Township, County of Madison, State of Ohio, being a part of Virginia Military Surveys No. 2445 and 6299, and being a parcel of land known as Madison County Auditor's Parcel No. 08-00780.000, now or formerly owned by Jonathan J. Haley as recorded in OR Book 330, Page 215 of Madison County Deed Records, and being more completely described as follows:

Commencing at a 5/8-inch rebar found on the southwesterly right-of-way of Olmstead Road, C.R. 51 at the northeasterly corner of Sublot 2 in Olmstead Estates Subdivision as recorded in Volume 2, Page 206 of Madison County Map Records, thence South 32° 26' 36" East along the southwesterly right-of-way of said Olmstead Road, passing over a 1/2-inch iron pipe at 557.61 feet, a total distance of 580.48 feet to a point; thence North 60° 59' 18" East 14.85 feet to the southwesterly corner of a 0.336 acre parcel of land known as Madison County Auditor's Parcel No. 08-01029.000, now or formerly owned by Timothy D. and Betty Ann Taylor as recorded in OR Book 175, Page 149 of Madison County Deed Records, and being the **PLACE OF BEGINNING** for the parcel herein described;

Course No. 1: thence continuing **North 60° 59' 18" East**, along the southerly line of said Taylor parcel and the southerly line of a 0.542 acre parcel of land known as Madison County Auditor's Parcel No. 08-00565.000, now or formerly owned by Jeffrey Knight as recorded in OR Book 156, Page 662 of Madison County Deed Records, passing a 3/4-inch iron pipe at 37.23 feet, a total distance of **387.53 feet**, to a 3/4-inch iron pipe found on the westerly line of a 43.1365 acre parcel of land known as Madison County Auditor's Parcel No. 08-00714.000, now or formerly owned by Ralph L. Parsons, Jr., successor trustee of the Mary T. Parsons Trust, dated September 28, 2011 as amended and restated in its entirety July 26, 2018 as recorded in Volume 222, Page 376 and OR Vol. 426, Page 2013 of Madison County Deed Records;

Course No. 2: thence **South 32° 43' 16" East**, along a southwesterly line of said Parsons parcel, **219.28 feet**, to a stone found on a northwesterly line of said Parsons parcel;

Course No. 3: thence **South 60° 59' 18" West**, along a northwesterly line of said Parsons parcel, passing over an 5/8-inch rebar at 351.36 feet, a total distance of **387.53 feet**, to a point within the right-of-way of the aforementioned Olmstead Road on the northeasterly line of a 56.82 acre parcel of land known as Madison County Auditor's Parcel No. 08-00704.000, now or formerly owned by Parsons, LTD as recorded in Volume 433, Page 2386, Tract 1 of Madison County Deed Records;



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Course No. 4: thence **North 32° 43' 16" West**, along the northeasterly line of a said Parsons LTD parcel and the northeasterly line of a 2.57 acre parcel of land known as Madison County Auditor's Parcel No. 08-00704.001, now or formerly owned by Julia L. and Harold B. Walker, as recorded in Volume 297, Page 36 of Madison County Deed Records, **219.28 feet** to the **PLACE OF BEGINNING**, containing **1.9467 acres**, more or less, of which 0.1844 acres exist in the present right-of-way of Olmstead Road, but subject to all highways, covenants, and easements of legal record as surveyed in October, 2025 by Ronald W. Hinton, Registered Professional Land Surveyor No. 7917 on behalf of **McSteen Land Surveyors** under Project No. S25-00200.

Bearings are based on southwesterly right-of-way of Olmstead Road, observed as South 32° 26' 36" East, between monuments found, per the Ohio State Plane Coordinates System, South Zone (3402), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations via the ODOT Real Time Network. Distances are given in U.S. Survey feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 02236".

The intent of this description is to resurvey and describe Madison County Auditor's Parcel No. 08-00780.000 now or formerly owned by Jonathan J. Haley as recorded in Volume 330, Page 215 of Madison County Deed Records.

This description is based on a Boundary Survey performed in October, 2025 by Ronald W. Hinton, Registered Professional Land Surveyor No. 7917 on behalf of **McSteen Land Surveyors** under Project No. S25-00200. Prepared in Accordance with Chapter 4733-37, Ohio Administrative Code.

Ronald W. Hinton
Registered Professional Land Surveyor No. 7917

