

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF CANAAN

VMS 6508

49.398 ACRES, LANDS OF OP LEGACY LLC

C. MICHAEL ROBY & DANA R. ROBY  
DV 287 PG 75  
TRACT 1  
32.3421 ACRES

PIN: 01-00602.003  
OP LEGACY LLC  
OR 411 PG 1194  
6.456 ACRES (DEED)  
6.455 ACRES (SURVEY)

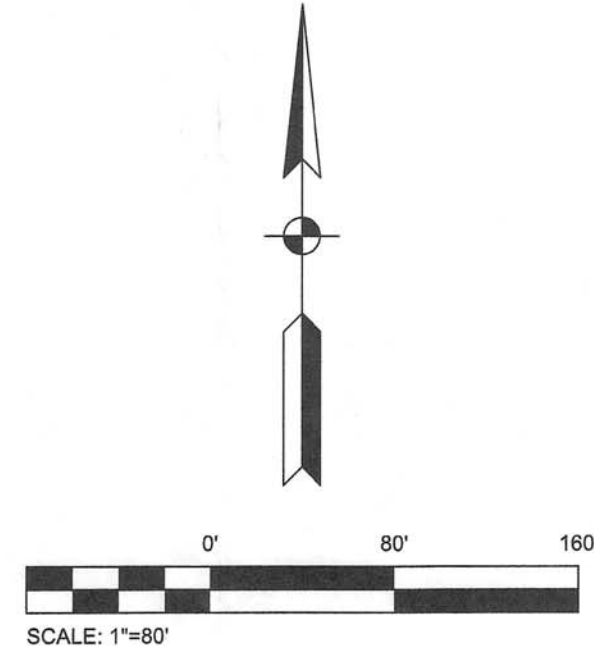
PIN: 01-00602.001  
OP LEGACY LLC  
OR 445 PG 350  
42.946 ACRES (DEED)  
42.943 ACRES (SURVEY)

JOHN COFFEY & COMPANY, LTD.  
OR 337 PG 2036  
TRACT 1  
3.970 ACRES

THE BOARD OF EDUCATION OF THE JONATHAN  
ALDER LOCAL SCHOOL DISTRICT  
DV 152 PG 392  
10.09 ACRES

THE BOARD OF EDUCATION OF THE JONATHAN  
ALDER LOCAL SCHOOL DISTRICT  
DV 158 PG 514  
16.15 ACRES

49.398 ACRES



Notes:

- Occupation along boundary lines agrees with the survey of the property with no encroachments observed.
- Source documents as noted.
- Bearings are based on The State Plane Coordinate System, Ohio South Zone (NAD83-2001), as determined by utilizing a GPS survey and an NGS OPUS solution.
- This drawing is based on a survey performed by American Structurepoint Inc. in May, 2025.

LEGEND

- ⊙ I.P.F. Iron Pin & Cap Found (see note)
- I.P.F. Iron Pin Found (see note)
- I.P.S. Iron Pin Set (5/8"x30" with cap "ASI FIRM 1648")
- ⊙ Concrete Monument Found



This drawing was prepared by Michael L. Keller, Registered Professional Surveyor No. 7978, based upon an actual survey performed of the premises by American Structurepoint, Inc. in May, 2025, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Michael L. Keller  
Professional Land Surveyor 7978

10/30/2025  
Date



BOUNDARY EXHIBIT  
FOR  
PREMIERE SOCCER  
STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF CANAAN,  
VIRGINIA MILITARY DISTRICT 6508

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	10/30/2025
DRAWN BY:	MLK
CHECKED BY:	MLK
JOB NUMBER:	2024.02373

PLOT SCALE: 1"=80' DATE: 10/30/25 - 11:21 AM EDITED BY: MKELLER DRAWING FILE: WINDYANPROJECTS\2024\02373\REPORTS\_SPCS.D DRAWINGSURVEY\2024\02373.SV 2025-05-23 PROPERTY LINES.DWG

**49.398 Acres**  
**PIN 01-00602.001 & PIN 01-00602.003**

Situated in the Township of Canaan, County of Madison, State of Ohio; also being a part of Virginia Military Survey No. 6508; also being a 42.946 acre tract (PIN 01-00602.001; 42.943 acres as surveyed) as conveyed to OP Legacy LLC as described in Official Record 445 Page 350 and a 6.456 acre tract (PIN 01-00602.003; 6.455 acres as surveyed) as conveyed to OP Legacy LLC as described in Official Record 411 Page 1194; being more particularly described as follows:

**Commencing** at the intersection of the centerline of London-Delaware Road (U.S. Rte. 42; right-of-way varies) and the centerline of Kilbury Huber Road (County Road 33); thence,

Along the centerline of London-Delaware Road, **North 14° 29' 21" East for a distance of 120.88'** to a point; thence,

Continuing along the centerline of London-Delaware Road, **North 13° 46' 55" East for a distance of 787.08'** to a point, said point being a southeasterly corner of said 42.946 acre tract, said point also being the northeasterly corner of a 1.250 acre tract as conveyed to John Coffey & Company, LTD. as described in Official Record 337 Page 2036 Tract 2, said point witnessed by an iron pin set that bears South 89° 30' 14" West for a distance of 30.96'; said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a southerly line of said 42.946 acre tract and along the northerly line of said 1.250 acre tract, **South 89° 30' 14" West for a distance of 814.58'** to an 1/2" iron pin found, said point witnessed by a 1/2" iron pin found that bears North 45° 01' 00" East a distance of 6.67', passing over an iron pin set at a distance of 30.96' from the beginning of this course; thence,

Along an easterly line of said 42.946 acre tract, also being along the westerly line of said 1.250 acre tract and then along the westerly line of a 3.970 acre tract as conveyed to John Coffey & Company, LTD. as described in Official Record 337 Page 2036 Tract 1, **South 03° 30' 09" West for a distance of 289.01'** to an iron pin set, said point being a northwesterly corner of a 10.09 acre tract as conveyed to The Board of Education of The Jonathan Alder Local School District as described in Deed Volume 152 Page 392, passing over a 5/8" iron pin found at a distance of 67.60'; thence,

Along an easterly line of said 42.946 acre tract and along a westerly line of said 10.09 acre tract, **South 04° 14' 34" West for a distance of 91.14'** to an iron pin set, said point being the northeasterly corner of a 16.15 acre tract as conveyed to The Board of Education of The Jonathan Alder Local School District as described in Deed Volume 158 Page 514; thence,

Along the southerly-most line of said 42.946 acre tract and along the northerly line of said 16.15 acre tract, **South 83° 26' 06" West for a distance of 1219.04'** to an iron pin set, said point being along an easterly line of a 104.664 acre tract as conveyed to Roger B. Seely as described in Official Record 13 Page 782 Tract I; thence,

Along a westerly line of said 42.946 acre tract, also being along a portion of the easterly line of said 104.664 acre tract and then along the easterly lines of an 80.003 acre tract and a 119.967 acre tract as conveyed to Farm Villa Foundation Inc. as described in Deed Volume 288 Page 107 Tract IV and Tract III respectively, **North 03° 38' 15" East for a distance of 1142.61'** to an iron pin set, passing over a 1/2" iron pipe found at a distance of 663.42' from the beginning of this course, also passing over a 1/2" iron pipe found at a distance of 62.43' from the terminus of this course; thence,

Along the northerly line of said 42.946 acre tract and then along a northerly line of said 6.456 acre tract, also being along a southerly line of said 119.967 acre tract and then

along a southerly line of a 32.3421 acre tract as conveyed to C. Michael Roby and Dana R. Roby as described in Deed Volume 287 Page 75 Tract 1, **North 79° 19' 23" East for a distance of 1242.92'** to an iron pin set, passing over a 3/4" pipe with a "PRIDAY 7014" cap at a distance of 1105.38' from the beginning of this course; thence,

Along a northerly line of said 6.456 acre tract, also being along a southerly line of said 32.3421 acre tract, **South 86° 11' 44" East for a distance of 954.11'** to a point along the centerline of London-Delaware Road, said point being the northeasterly corner of said 6.456 acre tract, passing over an iron pin set at a distance of 30.50' from the terminus of this course; thence,

Along the centerline of London-Delaware Road, also being along the easterly line of said 6.456 acre tract and then along an easterly line of said 42.946 acre tract, **South 14° 10' 38" West for a distance of 592.75'** to a point; thence,

Along the centerline of London-Delaware Road, also being along an easterly line of said 42.946 acre tract, **South 13° 46' 55" West for a distance of 212.92'** to the point of beginning, containing 49.398 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by American Structurepoint, Inc. in May, 2025.

Basis of bearing is the State Plane Coordinate System, Ohio South Zone (NAD83-2011) with a portion of the centerline of London-Delaware Road being South 13° 46' 55" West as determined by utilizing a GPS survey and an NGS OPUS solution.

Iron pins set are 5/8" rebar, 30" in length, with plastic identifier caps stamped "ASI FIRM 1648".

Subject to any easements, restrictions, covenants, ordinances or agreements of record.



American Structurepoint, Inc.

*Michael L. Keller* 10/30/2025

Michael L. Keller, P.S.  
Ohio License No. 7978

Date