

**DESCRIPTION OF 0.414 ACRES
2-WD**

Situated in the State of Ohio, County of Pike, Pee Pee Township, and being all out of a 6 acre parcel of land conveyed to Joshua C. & Mandy L. Walters of record in OR 254, PG 668, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.414 acre parcel being more fully described herein;

BEGINNING FOR REFERENCE at a ½" solid bar found at the Southwest corner of said 6 acre parcel;

Thence, N 72°09'45" E, a distance of 156.78 feet with the South line of said 6 acre parcel to an Iron Pin Set at the **TRUE POINT OF BEGINNING**;

Thence across said 6 acre parcel to following 6 courses;

- 1) N 77°11'04" W, a distance of 31.45 feet to an Iron Pin Set;
- 2) N 70°43'02" W, a distance of 115.42 feet to an Iron Pin Set;
- 3) N 11°48'56" E, a distance of 60.00 feet to an Iron Pin Set, passing the centerline of said Beatty Road (30 feet Right of Way) at a distance of 30.00 feet;
- 4) S 85°37'35" E, a distance of 115.81 feet to an Iron Pin Set;
- 5) S 77°03'12" E, a distance of 105.70 feet to an Iron Pin Set;
- 6) Thence, S 71°41'04" E, a distance of 67.73 feet to an Iron Pin Set on South line of said 6 acre parcel, said Iron Pin Set being further referenced by a Rail Road Spike found at the Southeast corner of said 6 acre parcel that bears N 72°09'45" E, a distance of 58.53 feet;

Thence, S 72°09'45" W, a distance of 163.30 feet with the South line of said 6 acre parcel to the **TRUE POINT OF BEGINNING**, passing the centerline of said Beatty Road at a distance of 76.27 feet; containing 0.414 acres of land, subject to all easements and documents of record. All iron pins set are 5/8" solid rebar, thirty inches in length with blue plastic cap inscribed "DTK Site Solutions"

For the purpose of this description a bearing of N 72°09'45" E was held on South line of said 6 Acre Parcel, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in December of the year 2023.

Robert W. Martin, P.S.
Registered Surveyor No. 8114

Date