

DESCRIPTION OF 0.243 ACRES
1-WD

Situated in the State of Ohio, County of Pike, Pee Pee Township, and being all out of a 2.27 acre parcel of land conveyed to Ricky & Sandra Alderman of record in DB 209, PG 596, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.244 acre parcel being more fully described herein;

BEGINNING FOR REFERENCE at a ½" solid bar found at the Northwest corner of said 2.27 acre parcel;

Thence, N 72°09'45" E, a distance of 156.78 feet with the North line of said 2.27 acre parcel to an Iron Pin Set at the **TRUE POINT OF BEGINNING**;

Thence, N 72°09'45" E, a distance of 163.30 feet with the North line of said 2.27 acre parcel to an Iron Pin Set, passing the centerline of Beatty Rd at a distance of 87.03 feet said Iron Pin Set being further referenced by a Rail Road Spike found at the Northeast corner of said 2.27 acre parcel that bears N 72°09'45" E, a distance of 58.53 feet;

Thence, S 71°41'04" E, a distance of 8.75 feet across said 2.27 acre parcel to an Iron Pin Set;

Thence, N 84°29'29" E, a distance of 29.13 feet across said 2.27 acre parcel to an Iron Pin Set on the Westerly right of way of Denver Road (40 feet);

Thence, S 05°20'49" E, a distance of 62.21 feet with the Westerly right of way of said Denver Road to a Mag Nail Set, passing the centerline of said Beatty Road at a distance of 56.60 feet;

Thence, S 14°38'28" E, a distance of 26.29 feet across said 2.27 acre parcel and with the Westerly right of way of said Denver Road to an Iron Pin Set;

Thence, S 89°17'09" W, a distance of 69.72 feet across said 2.27 acre parcel to an Iron Pin Set;

Thence, N 71°41'04" W, a distance of 74.76 feet across said 2.27 acre parcel to an Iron Pin Set;

Thence, N 77°11'04" W, a distance of 66.16 feet to the **TRUE POINT OF BEGINNING**, containing 0.243 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 North line of said 2.27 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
--	------