

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, Auditors Parcel No. 160015010000, all references to records being on file in the Office of the Recorder, Pike County, Ohio, said 0.243 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, said iron pin bears S 83°50'40" W, a distance of 369.69 feet from station 14+00.00, the intersection of Beatty Road and Denver Road;

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 station 11+84.68, 45.00 feet right, 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 at station 13+21.17, 45.00 feet left, passing the centerline of Beatty Rd at station 12+59.58, 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 at station 13+29.92, 45.00 feet left;

Thence, N 84°29'29" E, a distance of 29.13 feet across said 2.27 acre parcel to an Iron Pin Set at station 13+64.18, 54.74 feet left, 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 at station 13+80.77, 33.17 feet right;

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 at station 13+89.85, 33.17 feet right;

Thence, S 89°17'09" W, a distance of 69.72 feet across said 2.27 acre parcel to an Iron Pin Set at 13+29.92, 45.00 feet right;

Thence, N 71°41'04" W, a distance of 74.76 feet across said 2.27 acre parcel to an Iron Pin Set at station 12+55.16, 45.00 feet right;

Thence, N 77°11'04" W, a distance of 66.16 feet, the **TRUE POINT OF BEGINNING**, at station 11+84.68, 45.00 feet right, containing in all 0.243 acres, gross, of which 0.077 acres is PRO (present road occupied), leaving a net 0.166 acres, more or less, subject to all legal easements and rights of way. 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	<u>4/15/25</u> Date
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**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. Walter's of record in OR 254, PG 668, Auditor's Parcel No. 160293000000, all references to records being on file in the Office of the Recorder, Pike 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, said iron pin bears S 83°50'40" W, a distance of 369.69 feet from station 14+00.00, the intersection of Beatty Road and Denver Road;

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 station 11+84.68, 45.00 feet right, the **TRUE POINT OF BEGINNING**;

Thence across said 6 acre parcel to following 6 courses;

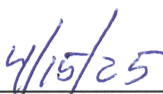
- 1) N 77°11'04" W, a distance of 31.45 feet to an Iron Pin Set at station 11+52.44, 45.00 feet right;
- 2) N 70°43'02" W, a distance of 115.42 feet to an Iron Pin Set at station 10+38.00, 30.00 feet right;
- 3) N 11°48'56" E, a distance of 60.00 feet to an Iron Pin Set at station 10+38.00, 30.00 feet left, passing the centerline of said Beatty Road (30 feet Right of Way) at station 10+38.00, a distance of 30.00 feet;
- 4) S 85°37'35" E, a distance of 115.81 feet to an Iron Pin Set at station 11+52.83, 45.00 feet left;
- 5) S 77°03'12" E, a distance of 105.70 feet to an Iron Pin Set at station 12+53.43, 45.00 feet left;
- 6) Thence, S 71°41'04" E, a distance of 67.73 feet to an Iron Pin Set at station 13+21.17, 45.00 feet left 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, the **TRUE POINT OF BEGINNING** at station 11+84.68, 45.00 feet right, passing the centerline of said Beatty Road at a distance of 76.27 feet; Containing in all, 0.414 acres, gross, of which 0.085 acres is PRO (present road occupied), leaving a net 0.329 acres, more or less, subject to all legal easements and rights of way. 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