

TRANSFERRED
DATE 1/22/25
SEC. 319.54 2.00
SEC. 319.202 COMPLIED
WITH AMT 0.17
DEREK HOUSEHOLDER
AUDITOR PERRY CO OHIO
BY CA



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PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
01/22/2025 09:40 AM
DEED 138.00
BOOK: 517 PAGE: 601
PAGES: 15

GENERAL WARRANTY DEED

Todd M. Adcock, single and Heather Lee Adcock, single, for valuable consideration paid, grants, with general warranty covenants to **Perrydise Real Estate, LLC**, an Ohio limited liability company, whose tax mailing address is 171 King Street, Lancaster, Ohio 43130, the following described real property:

See Attached Exhibit A for Legal Description
Prior Instrument Reference: OR Volume 517, Page 586

Subject to conditions, easements and restrictions of record and subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Signed this 14th day of November, 2024.

Signature of Grantors:

Todd M. Adcock

Heather Lee Adcock

STATE OF OHIO, COUNTY OF FRANKLIN:

Subscribed and sworn to before me, a Notary Public in and for said County and State, the foregoing instrument was acknowledged before me this 14th day of November, 2024, by Todd M. Adcock and Heather Lee Adcock, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.



BETH E. LEYDA
Notary Public, State of Ohio
My Commission Expires
8-26-2028

Notary Public
My Commission Expires: 8-26-2028

This Instrument Prepared By and When Recorded Return to:
Phillip G. Lilly, Esq., Becker & Lilly, LLC, 475 Metro Place South, Suite 150, Dublin, Ohio 43017.
(614) 469-4778



EXHIBIT A

TRACT ONE:

BEING A PART OF THE NORTHEAST QUARTER OF SECTION #1, TOWNSHIP 15 NORTH, RANGE 15 WEST, CONGRESS LANDS, PIKE TOWNSHIP, PERRY COUNTY, OHIO [ALSO BEING THE PROPERTY OF LESTER G. ESSINGTON [DECEASED] OF OFFICIAL RECORD BOOK 270, PAGE 110 OF THE PERRY COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[THE FOLLOWING 26.14 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTIES OF DARWIN AND DARLENE KINNEY OF OFFICIAL RECORD BOOK 258, PAGE 2204 AND BY OXFORD MINING CO. OF OFFICIAL RECORD BOOK 110, PAGE 88, BOUNDED ON THE EAST BY THE PROPERTIES OF DEBRA L. WALL, et al. OF OFFICIAL RECORD BOOK 300, PAGE 284, BY RICHARD SOWERS AND KATHY SPRIGGS OF OFFICIAL RECORD BOOK 232, PAGE 208 AND BY DEBRA L. AND CARROLL L. WALL OF OFFICIAL RECORD BOOK 287, PAGE 263, BOUNDED ON THE SOUTH BY THE PROPERTIES OF TERRY L. AND KATHY J. BAKER OF OFFICIAL RECORD BOOK 36, PAGE 37 AND BY GLORI GIVENS, et al. OF OFFICIAL RECORD BOOK 295, PAGE 1918 AND BOUNDED ON THE WEST BY THE PROPERTY OF ROGER HUMPHREY et al OF OFFICIAL RECORD BOOK 256, PAGE 629, ALL OF THE PERRY COUNTY RECORDER]

BEGINNING AT AN EXISTING, WOODEN, CORNER POST {various, previous, deeds called for a corner stone at this location} MARKING THE SOUTHWEST CORNER OF THE NORTHEAST CONER OF SECTION#1;

THENCE N 1° 41' 39" W 1256.38 FEET, IN THE MID LINE {north & south} OF SECTION #1 AND IN THE AFORESAID "HUMPHREY, et al" EAST BOUNDARY, TO AN EXISTING IRON PIN IN THE SOUTHWEST CORNER OF THE AFORESAID "KENNEY" PROPERTY, PASSING A REFERENCE IRON PIN SET AT 20.00 FEET;

THENCE, LEAVING THE MID LINE {north & south} OF SECTION #1 AND SAID "HUMPHREY, et al" PROPERTY, THE FOLLOWING TWO [2] COURSES ARE IN THE SOUGH AND THE EAST BOUNDARY, RESPECTIVELY OF SAID "KENNEY" PROPERTY, COURSE #1- N 63° 34' 20" E 330.48 FEET TO AN EXISTING IRON PIN [THE SOUTHEAST CORNER OF SAID "KINNEY" PROPERTY];

COURSE #2- N 1° 38' 53" W 260.31 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 109.96 FEET AND 209.96 FEET AND PASSING THROUGH THE EXISTING CENTER OF, ASPHALT SURFACED, COUNTY ROAD #6-A AT 246.31 FEET;

THENCE, LEAVING SAID "KINNEY" PROPERTY, THE FOLLOWING TWO [2] COURSES ARE TO POINTS IN THE EXISTING CENTER OF COUNTY ROAD #6-A;

COURSE #1- S 79° 32' 00" E 330.80 FEET;

COURSE #2- 35.12 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 449.00 FEET AND WITH A CHORD OF WHICH BEARS S 81° 46' 27" E 35.11 FEET {THE NORTHWEST CORNER OF THE AFORESAID "DEBRA L. WALL, et al" PROPERTY};

THENCE, LEAVING COUNTY ROAD #6-A, S 1° 41' 39" E 1128.64 FEET, IN THE AFORESAID "DEBRA L. WALL, et al" BOUNDARY, TO AN EXISTING IRON PIN {THE SOUTHWEST CORNER OF "WALL, et al"}, PASSING AN IRON PIN SET AT 15.14 FEET;

THENCE N 89° 06' 50" E 273.63 FEET, IN SAID "DEBRA L. WALL, et al" BOUNDARY, TO A POINT IN, GRAVEL SURFACED, TOWNSHIP ROAD #210 {THE NORTHWEST CORNER OF THE AFORESAID "SOWERS" AND "SPRIGGS" PROPERTY} PASSING AN IRON PIN SET AT 234.33 FEET;

THENCE, LEAVING SAID "DEBRA L. WALL, et al" PROPERTY, THE FOLLOWING THREE [3] COURSES ARE TO POINTS IN TOWNSHIP ROAD #210 AND IN THE AFORESAID "SOWERS AND SPRIGGS" WEST BOUNDARY:

COURSE #1- 59.12 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 94.40 FEET AND WITH A CHORD OF WHICH BEARS S 20° 44' 26" W 58.16 FEET;

COURSE #2- 111.10 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 1540.14 FEET AND WITH A CHORD OF WHICH BEARS S 0° 44' 00" W 111.08 FEET;

COURSE #3- S 1° 20' 00" E 150.13 FEET {THE SOUTHWEST CORNER OF THE "SOWERS" AND "SPRIGGS" PROPERTY};

THENCE, LEAVING TOWNSHIP ROAD #210, N 90° 00' 00" E 199.82 FEET TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF SAID "SOWERS AND SPRIGGS" PROPERTY, PASSING AN EXISTING IRON PIN AT 15.00 FEET;

THENCE, LEAVING SAID "SOWERS AND SPRIGGS" PROPERTY, THE FOLLOWING TWO [2] COURSES ARE IN THE AFORESAID "DEBRA L. AND CARROLL L. WALL" BOUNDARY, COURSE #1- N 89° 55' 22" E 103.81 FEET TO AN EXISTING IRON PIN;

COURSE #2- S 1° 40' 45" W 143.87 FEET TO AN EXISTING IRON PIN IN THE MID LINE {east and west} OF SECTION #1 AND IN THE NORTH BOUNDARY OF THE AFORESAID "BAKER" PROPERTY;

THENCE, LEAVING SAID "DEBRA L. AND CARROLL L. WALL" PROPERTY, S 89° 17' 23" W 1199.31 FEET, IN THE MID LINE {east and west} OF SECTION #1 AND IN THE AFORESAID "BAKER" AND "GIVENS, et al" BOUNDARIES, RESPECTIVELY, TO AN "EXISTING, WOODEN, CORNER POST" AND THE "PLACE OF BEGINNING" OF THIS 26.14 ACRES PARCEL, PASSING IRON PINS SET AT 279.57 FEET AND 1187.31 FEET, PASSING THROUGH THE CENTER OF TOWNSHIP ROAD #210 AT 299.57 FEET AND PASSING AN EXISTING IRON PIN AT 331.41 FEET.

THE PARCEL AS DESCRIBED CONTAINS 26.14 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE MID LINE {north and south} OF SECTION #1 AS BEING N 1° 41' 39" W ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING
ON JUNE 21, 2005. (RECORDED AS PART OF OR VOLUME 371, PAGE 1346)

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC
IDENTIFICATION CAPS MARKED KNISLEY 7231.

THE RIGHT OF WAY WIDTH OF COUNTY ROAD #6-A IS ASSUMED TO BE 60 FEET.
THE RIGHT OF WAY WIDTH OF TOWNSHIP ROAD #210 IS ASSUMED TO BE 40 FEET.

PRIOR INSTRUMENT REFERENCE: OR VOLUME 517, PAGE 586
PERMANENT PARCEL NUMBER: 240001600000 AND 250000120000 PROPERTY
ADDRESS: TOWNSHIP ROAD 210

DEED DESCRIPTION

54.17 ACRES

TRACT TWO: LESTER ESSINGTON PROPERTY [Entire]

BEING A PART OF THE NORTHEAST QUARTER OF SECTION # 4, TOWNSHIP 15 NORTH, RANGE 15 WEST, CONGRESS LANDS, PIKE TOWNSHIP, PERRY COUNTY, OHIO [ALSO BEING A PART OF A 105 ACRE, MORE OR LESS, TRACT OF THE PROPERTY OF LESTER ESSINGTON OF DEED VOLUME 203, PAGE 528] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[THE FOLLOWING 54.17 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTY OF THE STATE OF OHIO OF DEED VOLUME 178, PAGE 159, BOUNDED ON THE EAST BY THE PROPERTY OF STEVEN and SANDRA FINLEY OF OFFICIAL RECORD BOOK 145, PAGE 1 AND BY THE PROPERTY OF BUR-LAN LLC OF OFFICIAL RECORD BOOK 301, PAGE 890 AND BY THE PROPERTY OF ADAM A. and JULIE L. ZALESKI OF OFFICIAL RECORD BOOK 174, PAGE 567, BOUNDED ON THE SOUTH BY THE PROPERTY OF ROBERT McCORMICK et. al. OF OFFICIAL RECORD BOOK 88, PAGE 855 AND IS BOUNDED ON THE WEST BY THE PROPERTY OF CAROLYN D. HATEM TE. OF OFFICIAL RECORD BOOK 232, PAGE 61, ALL OF THE PERRY COUNTY RECORDER.]

BEGINNING AT AN IRON PIN SET MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION # 4 [SAID "IRON PIN SET" BEARS S 89° 37' 08" E 449.40 FEET FROM AN EXISTING CONCRETE MONUMENT, IN GOOD CONDITION, STAMPED "ODNR BOUNDARY MARK"];

THENCE, ALONG THE NORTH LINE OF SECTION #4 AND IN THE BOUNDARY LINE BETWEEN PIKE TOWNSHIP AND CLAYTON TOWNSHIP, S 89° 37' 08" E 405.49 FEET, IN THE SOUTH BOUNDARY OF SAID "STATE OF OHIO" PROPERTY, TO AN INACCESSIBLE POINT MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION #33 OF CLAYTON TOWNSHIP;

THENCE, CONTINUING ALONG THE NORTH LINE OF SECTION #4, N 89° 50' 27" E 2201.79 FEET, IN THE SOUTH BOUNDARY OF SAID "STATE OF OHIO" PROPERTY, TO A POINT IN THE EXISTING PAVEMENT OF STATE ROUTE #345, PASSING AN EXISTING IRON PIN AT 2168.84 FEET;

THENCE, LEAVING THE NORTH LINE OF SECTION #4, SAID "TOWNSHIP BOUNDARY LINE" AND SAID "STATE OF OHIO" PROPERTY, THE FOLLOWING TWO [2] COURSES ARE TO POINTS IN THE EXISTING PAVEMENT OF STATE ROUTE #345 AND IN THE AFORESAID "FINLEY", "BUR-LAN LLC" AND "ZALESKI" WEST BOUNDARIES, RESPECTIVELY:

COURSE #1 = S 13° 35' 47" W 942.39 FEET;

COURSE #2 = S 20° 16' 30" W 32.61 FEET { THE NORTHEAST CORNER OF THE AFORESAID "ROBERT McCORMICK et. al. PROPERTY";

THENCE, LEAVING STATE ROUTE #345 AND SAID "ZALESKI" PROPERTY, S 89° 48' 02" W 2372.50 FEET, IN THE AFORESAID "McCORMICK et. al." NORTH BOUNDARY, TO AN IRON PIN SET { THE SOUTHWEST CORNER OF SAID "McCORMICK et. al. } IN THE MID LINE {north & south} OF SECTION #4 AND IN THE EAST BOUNDARY OF THE AFORESAID "CAROLYN D. HATEM TL" PROPERTY, PASSING AN IRON PIN SET AT 40.00 FEET;

THENCE, ALONG THE MID LINE {north & south} OF SECTION #4 AND IN THE EAST BOUNDARY OF SAID "CAROLYN D. HATEM TL" PROPERTY, N 0° 07' 00" W 951.42 FEET TO AN "IRON PIN SET" AND THE "PLACE OF BEGINNING" OF THIS 54.17 ACRES PARCEL, PASSING IRON PINS SET AT 491.77 FEET AND 703.56 FEET;

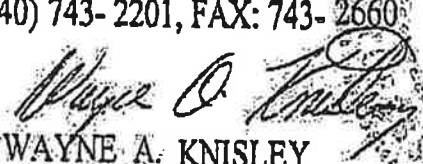
THE PARCEL AS DESCRIBED CONTAINS 54.17 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE MID LINE {north & south} OF SECTION #4 AS BEING N 0° 07' 00" W ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON JUNE 9, 2005. SEE THE PLAT ATTACHED

THE RIGHT OF WAY WIDTH OF STATE ROUTE #345 IS ASSUMED TO BE 60' FEET.

A & E SURVEYING
P. O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 743- 2201, FAX: 743- 2660


WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 7231
DATE: JUNE 9, 2005



PRIOR INSTRUMENT REFERENCE: OR VOLUME 517, PAGE 586
PERMANENT PARCEL NUMBER: 24000165000
PROPERTY ADDRESS: 0 STATE ROUTE 345

DEED DESCRIPTION

41.33 ACRES

LESTER ESSINGTON PROPERTY [part]

TRACT THREE:

BEING A PART OF THE EAST HALF OF SECTION # 4, TOWNSHIP 15 NORTH, RANGE 15 WEST, CONGRESS LANDS, PIKE TOWNSHIP, PERRY COUNTY, OHIO [ALSO BEING A PART OF A 105 ACRE, MORE OR LESS, TRACT OF THE PROPERTY OF LESTER ESSINGTON OF DEED VOLUME 203, PAGE 528 AND THE ENTIRE PROPERTY OF A CERTAIN 19.67 ACRE, MORE OR LESS, TRACT DEED BOOK 162, PAGE 51] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[THE FOLLOWING 41.33 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTY OF ROBERT McCORMICK, et. al. OF OFFICIAL RECORD BOOK 88, PAGE 855 AND BY HARRY and RUTH RATLIEF OF OFFICIAL RECORD BOOK 49, PAGE 120, BOUNDED ON THE EAST BY THE RESPECTIVE PROPERTIES OF STEVEN and SANDRA FINLEY OF OFFICIAL RECORD BOOK 70, PAGE 617, BY DONALD and BONNIE STUDER OF OFFICIAL RECORD BOOK 285, PAGE 1204, BY SALLY RAMBO OF OFFICIAL RECORD BOOK 163, PAGE 387, BY PHILLIS FOLK, et. al. OF OFFICIAL RECORD BOOK 307, PAGE 1932, BY DOROTHY SNYDER OF DEED BOOK 163, PAGE 508, BY RONALD E. TRIPLETT OF OFFICIAL RECORD BOOK 283, PAGE 2197, BY JAMIE T. FISHER, et. al. OF OFFICIAL RECORD BOOK 264, PAGE 2533 AND BY ITT HIGBIE OF DEED BOOK 200, PAGE 161, BOUNDED ON THE SOUTH BY THE PROPERTY OF RUFUS FULTZ OF OFFICIAL RECORD BOOK 151, PAGE 66 AND IS BOUNDED ON THE WEST BY THE PROPERTY OF NEW LEXINGTON BOARD OF EDUCATION OF DEED BOOK 206, PAGE 510, ALL OF THE PERRY COUNTY RECORDER]

BEGINNING AT AN EXISTING RAILROAD SPIKE IN, ASPHALT SURFACED, TOWNSHIP ROAD #459 [A.K.A. PANTHER DRIVE] MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION # 4;

THENCE, FROM SAID "PLACE OF BEGINNING", LEAVING "TOWNSHIP ROAD #459", N 0° 07' 00" W 1033.39 FEET, IN THE MID LINE {north & south} OF SECTION #4 AND IN THE EAST BOUNDARY OF SAID "NEW LEXINGTON BOARD OF EDUCATION" PROPERTY, TO AN EXISTING, 18" INCH DIAMETER, MAPLE TREE { THE SOUTHWEST CORNER OF THE AFORESAID "McCORMICK et. al." PROPERTY }, PASSING AN IRON PIN SET AT 50.00 FEET;

THENCE, LEAVING THE MID LINE {north & south} OF SECTION #4 AND SAID "NEW LEXINGTON BOARD OF EDUCATION" PROPERTY, N 89° 49' 00" E 1998.87 FEET, IN THE SOUTH BOUNDARIES, RESPECTIVELY, OF SAID "McCORMICK, et. al." AND SAID "RATLIEF" PROPERTIES, TO A POINT IN THE EXISTING CENTER OF, ASPHALT SURFACED, STATE ROUTE #345, PASSING AN IRON PINS SET AT 4.50 FEET AND 1973.87 FEET AND PASSING AN EXISTING AXLE IN THE SOUTHWEST CORNER OF SAID "RATLIEF" PROPERTY AT 1665.16 FEET;

THENCE, LEAVING SAID "RATLIFF" PROPERTY, S 31° 00' 46" W 191.79 FEET, IN SAID "STATE ROUTE #345" TO A POINT IN THE EXISTING NORTHEAST CORNER OF SAID "SALLY RAMBO" PROPERTY;

THENCE, LEAVING STATE ROUTE #345, THE FOLLOWING THREE [3] COURSES ARE IN SAID "RAMBO" OCCUPIED BOUNDARY:

COURSE #1 = N 88° 39' 00" W 480.05 FEET TO AN IRON PIN SET {THE NORTHWEST CORNER OF "RAMBO" }, PASSING AN IRON PIN SET AT 25.00 FEET;

COURSE #2 = S 1° 30' 00" E 271.79 FEET TO AN EXISTING IRON PIN [THE SOUTHWEST CORNER OF "RAMBO"];

COURSE #3 = N 89° 37' 00" E 304.86 FEET TO A POINT IN "STATE ROUTE #345", PASSING AN IRON PIN SET AT 269.86 FEET;

THENCE, LEAVING SAID "RAMBO" PROPERTY, THE FOLLOWING TWO [2] COURSES ARE TO POINTS IN THE EXISTING CENTER OF STATE ROUTE #345 AND IN SAID "FOLK" AND "SNYDER" WEST BOUNDARIES:

COURSE #1 = 162.00 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 1153.58 FEET AND WITH A CHORD OF WHICH BEARS S 42° 53' 37" W 161.87 FEET;

COURSE #2 = S 46° 55' 00" W 744.81 FEET { THE EXISTING NORTHEAST CORNER OF SAID "RONALD E. TRIPLETT" PROPERTY };

THENCE, LEAVING STATE ROUTE #345 AND SAID "SNYDER" PROPERTY, THE FOLLOWING TWO [2] COURSES ARE IN THE OCCUPIED BOUNDARY OF SAID "TRIPLETT" PROPERTY:

COURSE #1 = N 88° 11' 00" W 204.50 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 55.00 FEET;

COURSE #2 = S 32° 45' 00" E 146.73 FEET TO A POINT IN "STATE ROUTE #345", PASSING AN IRON PIN SET AT 111.73 FEET;

THENCE, LEAVING SAID "TRIPLETT" PROPERTY, THE FOLLOWING TWO [2] COURSES ARE TO POINTS IN "STATE ROUTE #345" AND IN SAID "EISHER" AND "ITT - HIGBIE" WEST BOUNDARIES:

COURSE #1 = S 48° 08' 00" W 403.29 FEET;

COURSE #2 = S 44° 35' 00" W 242.47 FEET TO A POINT IN THE INTERSECTION OF THE APPROXIMATE CENTERS OF "STATE ROUTE #345" AND "TOWNSHIP ROAD #459";

THENCE, LEAVING STATE ROUTE #345 AND SAID "T. HIGBIE" PROPERTY, THE FOLLOWING FIVE [5] COURSES ARE IN "TOWNSHIP ROAD #459" AND IN THE EAST BOUNDARY OF THE AFORESAID "RUFUS FULTZ" PROPERTY:

COURSE #1 = N 24° 59' 58" W 337.93 FEET TO A POINT; ...

COURSE #2 = N 33° 12' 59" W 105.08 FEET TO A POINT;

COURSE #3 = N 43° 31' 17" W 95.16 FEET TO A POINT;

COURSE #4 = N 56° 56' 16" W 123.26 FEET TO A POINT;

COURSE #5 = N 70° 49' 43" W 117.60 FEET TO AN "EXISTING RAILROAD SPIKE" AND THE "PLACE OF BEGINNING" OF THIS 41.33 ACRES PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 41.33 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE MID LINE {north & south} OF SECTION #4 AS BEING N 0° 07' 00" W i.e. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON JUNE 20, 2005.

THE RIGHT OF WAY WIDTH OF STATE ROUTE #345 IS ASSUMED TO BE 60 FEET.

THE RIGHT OF WAY WIDTH OF TOWNSHIP ROAD #459 IS ASSUMED TO BE 40 FEET.

SAVE AND EXCEPT THE FOLLOWING AS DESCRIBED ON EXHIBIT B AND RECORDED AS AN EASEMENT OF RECORD IN OR BOOK 504, PAGE 1747.

A & E SURVEYING

P. O. BOX 420

SOMERSET, OHIO 43783

PH: (740) 743-2201, FAX: 743-2666

Wayne A. Knisley
WAYNE A. KNISLEY

OHIO REGISTERED SURVEYOR # 7231

DATE: JUNE 20, 2005

PRIOR INSTRUMENT REFERENCE: OR VOLUME 517, PAGE 58e

PERMANENT PARCEL NUMBER: 270030970000

PROPERTY ADDRESS: 0 STATE ROUTE 345

