

PRE-CONVEYANCE EVALUATION
Valid For 30 Days

Comments:

Legal Description is OK

By KGL Date 7/9/2020
PICKAWAY COUNTY ENGINEER

Exhibit "A"
Property Description

Situated in the Township of Washington, County of Pickaway, State of Ohio:

And being part of the Northeast Quarter of Section 14, Township 11, Range 21, bounded and described as follows:

Being part of 73.947 acre tract described by deed recorded in Deed Book 321, Page 792 in the Pickaway County Recorder's Office.

Beginning at a stone found being the Northeast corner of the above referenced 73.947 acre tract also the Northeast corner of Section 14;

Thence with the East line of Section 14 and the above referenced 73.947 acre tract S. 4 degrees 46' 32" W. 553.32 feet to a point in the centerline of Winstead Road;

Thence with the centerline of Winstead Road S. 58 degrees 48'30" W. 293.94 feet (passing a railroad spike found at 1.67 feet) to a railroad spike set;

Thence again with said road S. 38 degrees 08'00" W. 31.06 feet to a railroad spike set;

Thence leaving the road and going with two new lines the following calls;

N. 58 degrees 49'45" W. 389.18 feet to an iron pin set;

Thence N. 85 degrees 35'24" W. 825.00 feet to an iron pin set being in the West line of the above referenced 73.947 acre tract;

Thence with said line N. 4 degrees 25'09" E. 553.24 feet to an iron pin set at a corner to said tract;

Thence with a line of said tract N. 85 degrees 35'24" W. 891.02 feet (passing an iron pin set at 637.47 feet) to a point;

Thence N. 4 degrees 24'36" E. 21.78 feet to appoint in the North line of Section 14 and the above referenced 73.947 acre tract;

Thence with said North line S. 85 degrees 35'24" E. 2,323.20 feet (passing a concrete right-of-way monument found at 292.93 feet) to the place of beginning. Containing 20.441 acres more

or less. Subject to all existing valid rights-of way of record.

Permanent Parcel Number: N31-0-001-00-426-07

More commonly known as: 21145 Winstead Road, Circleville, Ohio 43113

Prior Deed: OR Volume 559, Page 312.