

Legal Description

2021 FEB 22 PM 1:14

Exhibit A

Situated in the Township of Monroe, County of Pickaway, State of Ohio

JAMES W. DEAN
CLERK OF COURTS
PICKAWAY COUNTY

TRACT ONE: Beginning at a nail in the centerline of Clarks Run Road at the Southwest corner of the 0.515 acre tract conveyed to Porter E. and Loretta Fullen (Deed Book 190, Page 102), said point bears N. 4° 00' 00" E. as measured along said centerline a distance of 383.60 feet from the Southwest corner of said Military Survey 4292 and said 90 acre tract; thence S. 82° 55' 00" E. along the South line of said 0.515 acre tract and the 0.485 acre tract conveyed to said Fullen (Deed Book 215, Page 313), passing an iron pipe at 21.00 feet, a distance of 190.00 feet to the Southeast corner of said 0.485 acre tract; thence S. 82° 44' 47" E. along a new division line a distance of 340.71 feet to an iron pipe; thence S. 5° 04' 56" W. along a new division line a distance of 111.55 feet to an iron pipe; thence N. 82° 53' 06" W. along a new division line, passing an iron pipe at 249.00 feet and at 508.16 feet a distance of 528.56 feet to a nail in the centerline of Clarks Run Road; thence N. 4° 00' 00" E. along the centerline of Clarks Run Road a distance of 112.37 feet to the place of beginning, containing 1.362 acres and subject to all legal highways and easements of record.

The above is a new survey prepared by Gale L. Helms, Reg. Surveyor #4706.

TRACT TWO:

3.022 acres carried on County Auditor Tax records as being parcel # G-17-0-001-080-01

The following is a correct boundary description of a field survey made in June and July 1998 for Clifford Stacey and others, situated in VMS 4292 in Monroe Civil Township, Pickaway County, State of Ohio... being a portion of 3.022 acres of record in Vol. 274 Pg. 250 with a recorded plat appearing at Page 252 thereof and more recently described in a warranty deed of record in Vol. 326 at Pg. 563 (Parcel One)..fronting along Clarks Run Road (Co. Rd. # 34) and abutting the Southerly boundary of 1.362 acres now in the name of Wayne E. Wilson and Mary Lou Wilson Vol. 274 at Pg. 250...said new land split contains 0.0394 acre and is bounded and more particularly described as follows:

Commence for a starting reference with a found spike situated in the middle of Clark's Run Road at the Southwesterly corner of VMS 4292 (see recorded plat in Deed Volume 274 at Page 252) then following the middle of said road N 04 deg 00 min 00 sec E 271.230 feet to a reset spike at the Northwest corner of 3.022 acre of which the herein new land split is a part of..being the common Southwesterly corner of aforesaid Wilsons' 1.362 acres, then with the common boundary between Wilsons' 1.362 acres and Staceys' 3.022 acres....go S 82 deg 53 min 06 sec E 21.00 feet to a set 3/4 inch capped iron pipe at the true point of beginning;

Thence: Continue with the common boundary between Wilson and Stacey S 82 deg 53 min 06 sec E 528.56 feet to a found 1 inch diameter pipe at the Southeasterly corner of Wilsons' 1.362

acres and also being on the Westerly line of 3.251 acres belonging to said Stacey of record in Vol. 326 at Page 563;

Thence: With the East line of Stacey's 3.022 acres and the Westerly line of Stacey's 3.251 acres...S 05 deg 04 min 56 sec W 6.780 feet to a 3/4 inch capped iron pipe set;

Thence: Crossing through (somewhat diagonally), the 3.022 acres of said Stacey N 82 deg 07 min 14 sec W a distance of 507.845 feet to the point of beginning:

The herein described is found to create a three sided figure (a sliver or triangular shape) containing 0.0394 acre which is to be conveyed to and be contiguous to the 1.362 acres belongong to Wayne E. Wilson and Mary Lou Wilson of record in Vol. 274 at Pg. 250.

Bearings are adapted to the course N 04 deg 00 min 00 sec E as found platted and described along Clark's Run Road of record in Vol. 274 at Pages 250, 251, 252, and 253.

Pipes set are 3/4 inch diameter with caps stamped R.I.Baker S-5539.

Note: The undersigned surveyor believes that the Auditor should carry Stacey's 3.022 acres as parcel # G-17-0-001-00-080-02 as this area contains building and is not vacant land but the current tax duplicate shows # G-17-0-001-00-080-03. Wilson's 1.362 perhaps should be # G-17-0-001-00-080-01 but is carried as -02.

RESTRICTION:

This parcel has been approved as an "ADJOINING PARCEL TRANSFER; and in the future shall be transferred with the adjoining 1.362 acre tract, Parcel Number G17-0-001-00-080-02, as recorded in Deed Volume 274, Page 250 and shall not be used as a separate building site. This restriction shall run with the land and may be modified only upon the written approval of the Pickaway County Regional Planning Commission. A marginal entry shall be made to the above stated deed stating "See Volume _____, Page _____ for a restriction affecting this parcel.

TRACT THREE: The following is a correct boundary description of 0.8510 acre of land situated in VMS 4292 in Monroe Civil Township, Pickaway County, State of Ohio and being a part of 3.251 acres of record being owned by Clifford Stacey and Beverly Stacey as per Volume 326 at Pg. 563 which 3.251 acres appears on a recorded plat in Deed Vol. 287 at Pg. 179...said land presently is vacant land and is bounded and more particularly described as follows:

Commence for a point of starting reference at a found spike in the middle of Clark's Run Road at the Southwesterly corner of 3.022 acres described in Vol. 326 at Pg. 563...the same being the Southwesterly corner of VMS 4292 and Northwesterly corner of VMS 4283...the same being on the Easterly boundary of VMS 10479....then following the Southerly boundary of said 3.022 acres and common with the Southerly line of VMS 4292 S 87 deg 24 min 25 sec E 523.60 feet to a 1/2 inch steel rod existing at the Southeasterly corner of 3.022 acres and Southwesterly corner of 3.251 acres..both tracts belonging to aforesaid Stacey; then with the common line between

these two tracts N 05 deg 04 min 56 sec E (passing a 3/4 inch pipe set at 222.910 feet, passing a 1 inch pipe found at 229.690 feet) a total distance of 247.340 feet to a set 3/4 inch capped pipe and true point of beginning;

Thence: With the Westerly boundary of said 3.251 acres and the Easterly line of 1.362 acres of record in Vol. 274 at Pg. 250 (Wayne E. Wilson and Mary Lou Wilson).... N 05 deg 04 min 56 sec E 93.900 feet to a found 1 inch pipe at the base of a wood end post and former fence junction...said point being the Northeasterly corner of said Wilsons' 1.362 acres and is the Northwesterly corner of the 3.251 acres and also is on the Southerly line of 81.365 acres belonging to Ronnie D. Rivers and Charles E. Rivers of record in Vol. 287 at Pg. 183 (aka 81.355 acres);

Thence: With the Northerly line of Staceys' 3.251 acres and Southerly line of said Rivers..in part marked with a wire fence...s 81 deg 14 min 12 sec E (pass- a found steel rod capped RLS 4706 at 360.73 feet) a total distance of 391.730 feet to a point in the middle of Clark's Run Stream;

Thence: With the middle of said flowing stream and with the common boundary between Rivers and Stacey...S 16 deg 01 min 31 sec E 96.130 feet to a point in said stream at the Southeasterly corner for the herein described;

Thence: Passing a set 3/4 inch capped pipe at 37.684 feet, passing along side wood fence posts at 51.034 feet and at 57.614 feet, passing through a set 3/4 inch capped pipe at 119.334 feet and passing abrough a wood post and fence corner at 133.734 feet, N 82 deg 06 min 06 sec W a total distance of 426.054 feet to the true point of beginning.

Containing within said bounds 0.8510 acres and being a portion of 3.251 acres belonging to Clifford Stacey and Beverly Stacey as per Vol. 326 at Pg. 563.

Bearings are based on Volume 287 Pg. 179 and Vol. 326 Pg. 563. Pipes set are 3/4 inch diameter by a minimum of 30 inches long with inserted caps stamped R.I.Baker S-5539. The main source for bearing is S 87 deg 24 min 25 sec E along VMS 4292-4284.

There are no buildings on this portion of land. Carried on County Auditor's tax records as being parcel # G-17-0-001-080-03.

RESTRICTION:

This parcel has been approved as an "ADJOINING PARCEL TRANSFER; and in the future shall be transferred with the adjoining 1.362 acre tract, Parcel Number G17-0-001-00-080-02, as recorded in Deed Volume 274, Page 250 and shall not be used as a separate building site. This restriction shall run with the land and may be modified only upon the written approval of the Pickaway County Regional Planning Commission. A marginal entry shall be made to the above stated deed stating "See Volume _____, Page _____ for a restriction affecting this parcel.

The property address and tax parcel identification number listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness.

Property Address: 19684 Clarks Run Road, Mount Sterling, OH 43143

Parcel No.: G1700010008002 and G1700010008004 and G1700010008005