

Legal Description

Situated in the Township of Wayne, County of Fayette, State of Ohio

PARCEL I:

The following described real estate situate in Military survey 4482, the Township of Wayne, County of Fayette and State of Ohio. Being apart of the 21.75 acre tract (Deed Book 91, Page 41 and Deed Book 153, Page 348) as conveyed to Elizabeth Cottrill as recorded at the Fayette County Recorder's Office. Beginning at a point in the centerline of the Good Hope New Holland Road in the Northwest line of said Cottrill's 21.75 acre tract also being S. 34° 30' 00" W. with the centerline of said road a distance of 281.24 feet from the Northwest corner of said Cottrill tract; thence with the following Five (5) new courses through said Cottrill's 21.75 acre tract, (1) S. 55° 30' 00" E. 234.02 feet to a point; (2) S. 15° 20' 02" W. passing a 8" round wood fence post at 16.04 feet a distance of 145.91 feet to a 8" round wood fence post; (3) N. 68° 36' 31" W. 100.28 feet to a 8" round wood fence post; (4) N. 15° 28' 58" W. 17.91 feet to a 8" round wood fence post; (5) N. 54° 14' 00" W. passing a 5/8" iron pin (set) at 151.99 feet a total distance of 170.60 feet to a point in the centerline of said road; thence N. 34° 30' 00" E. with the centerline of said road a distance of 145.28 feet to the point of beginning. Containing 0.884 acres, more or less, and subject to all legal easements and right-of-ways of record. The foregoing legal description is the result of a new survey completed on March 6, 1984, by James L. Grim, Registered Surveyor No. 6307.

PARCEL II:

The following described 7.0140 acre tract is situated in the State of Ohio, Fayette County, Wayne Township, VMS 4482, and being part of a 20.87 and 8.01 acre tracts conveyed to Jay M. Cottrill and Sharon Willett by Deed Book 153, Page 348, and being more particularly described as follows: Beginning at a mag nail set in the old centerline of Good Hope - New Holland Road (County Road 145) (50 ft. right-of-way) at the Northernmost corner of said 20.87 acre tract (see Miscellaneous Volume 2 Page 264 for boundary line agreement), said mag nail bears S. 27° 44' 38" E. a distance of 9.32 ft. from a mag nail found in the new centerline of said Good Hope - New Holland Road at the Northwestern corner of a 165.068 acre tract conveyed to Amanda K. McFadden by Official Record 148, Page 1522 (established by R. I. Baker 5530), said mag nail is also in the centerline of Compton Creek; Thence, with the centerline of Compton Creek and the West line of said 165.068 acre tract the following 2 courses: 1) S. 27° 44' 38" E. a distance of 841.44 ft., 2) S. 16° 14' 05" E. a distance of 90.05 ft.; Thence, with a new line across said 20.87 acre tract, N. 79° 47' 08" W., passing an iron pin and cap set on the West bank of said Compton Creek at 44.83 ft., a total distance of 391.37 ft. to an iron pin and cap set; Thence, with the new line across said 20.87 and 8.01 acre tracts, N. 81° 17' 36" W., passing the line between said tracts at 313.09 ft., also passing an iron pin and cap set at 462.91 ft., a total distance of 508.27 ft. to a mag nail set in the centerline of said Good Hope - New Holland Road; Thence, with the centerline of said Good Hope - New Holland Road, N. 34° 30' 00" E., passing a railroad spike found at 141.97 ft., also passing PK nail found at 192.04 ft., also passing the Northern corner common to said 20.87 and 8.01 acre tracts at 270.11 feet, a total distance of 353.42 ft. to a point in the Southwest line of a 0.884 acre tract conveyed to Larry L. Willett Et. Al. by Deed Book 154, Page 237; Thence, with said 0.884 acre tract the following 5 courses: 1) S. 54° 53' 03" E., passing a 5/8 inch diameter rebar and aluminum cap stamped "Grim L. S. 6307 found at

13.68 feet, a total distance of 165.62 ft. to an 8 inch diameter wood fence post found, 2) S. 17° 11' 30" E. a distance of 17.85 ft. to an 8 in. diameter wood fence post found, 3) S. 69° 34' 42" E. a distance of 101.16 feet to an 8 in. diameter wood fence post found, 4) N. 14° 23' 08" E. a distance of 146.09 ft. to an iron pin and cap set, 5) N. 56° 29' 52" W., passing an iron pin and cap set at 217.80 ft., a total distance of 227.54 ft. to a point in the old centerline of said Good Hope - New Holland Road; Thence, with said old centerline, N. 34° 30' 12" E, a distance of 332.59 ft. returning to the point beginning containing 7.0140 acres more or less of which 0.5449 acres more or less is part of said 8.01 acre tract and 6.4691 acres more or less is part of said 20.87 acre tract. Bearings are based on the old centerline of Good Hope - New Holland Road (N. 34° 30' East) as described in Deed Book 153, Page 348. This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any. All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill LLC 6858".

Property Address: 3370 Good Hope New Holland Road SE, New Holland, OH 43145

Parcel No.: 220-005-0-00-005-01 and 220-005-0-00-005-02

Prior Deed Reference: Deed from Robert R.F. Chronister/and Robert O. Chronister and Elizabeth Ann Chronister, husband and wife, to Robert R.F. Chronister, Threasa L. Chronister, and Christopher R. Chronister, for their joint lives, remainder to the survivor of them the said Robert R.F. Chronister, Threasa L. Chronister and Christopher R. Chronister, dated November 7, 2013, as OR Book 193, Page 3205 of Fayette County Records.

APPROVED
FAYETTE COUNTY ENGINEER