

Jeffrey M. Eastham

Surveyor - Planners

DESCRIPTION

for

13.634 ACRES

A certain tract of land situate in the State of Ohio, Lawrence County, Perry Township, being a part of Section 23, Township 1 North, Range 18 West, Congress Lands East of The Scioto River, and being more particularly bounded and described as follows:

BEGINNING a at a point in the centerline of County Road 52, commonly known as Sugar Creek Johnson Road, marking a corner common to the lands now owned by Zachary David Corn, (O.R.V. 756, Pg. 558), and the lands now or formerly owned by Elizabeth Sammons, (O.R.V. 1129, Pg. 337), having a coordinate value of N. 196,140.30 and E. 1,934,228.78, from which the intersection of the centerlines of Township Road 366 and County Road 52, bears: South 14°25'13" West 101.32 feet; thence, leaving the lands of the said Elizabeth Sammons, and with the centerline of the said County Road 52,

North 04°18'14" East 162.08 feet to a corner common to the lands now or formerly owned by Michael E. Anson, (O.R.V. 533, Pg. 252); thence, leaving the centerline of the said County Road 52, and with the lands of the said Michael E. Anson, as follows:

South 84°22'39" East, passing a ¾" iron pin (found), at 23.10 feet, in all 93.95 feet to a ¾" Iron Pin (found),

North 06°27'21" East 10.00 feet to a ¾" iron pin (found),

South 84°16'48" East, passing the lands now or formerly owned by Joshua D. Wilson, (O.R.V. 1015, Pg. 474), in all 886.01 feet to a stone with a "+" (found), marking a corner common to the lands now or formerly owned by Kenneth M. Houdyschell, (O.R.V. 917, Pg. 309); thence, leaving the lands of the said Joshua D. Wilson, and with the lands of the said Kenneth M. Houdyschell,

South 10°33'09" East 275.23 feet to a 1" iron pin (found), marking a corner common to the lands now or formerly owned by Arthur E. Bryant, III, et al, (O.R.V. 951, Pg. 802); thence, leaving the lands of the said Kenneth M. Houdyschell, and with the lands of the said Arthur E. Bryant, III, et al, as follows:

South 38°17'44" West 421.48 feet to a 1" iron pin (found),

South 42°49'49" West 143.39 feet to a 1" iron pin (found),

North 89°09'24" West 289.59 feet to a 1" iron pin (found),

South 76°36'04" West 150.65 feet to a 1" iron pin (found),

South 89°12'09" West 82.70 feet to a 1" iron pin (found), marking a corner common to the lands now or formerly owned by Ann Wilson, (O.R.V. 674, Pg. 30); thence, leaving the lands of the said Arthur E. Bryant, III, et ux, and with the lands of the said Anna Wilson,

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PRE-APPROVED FOR TRANSFER
LAWRENCE COUNTY ENGINEER
DATE: 7-20-2022
BY: *Raul B.*

North 12°28'18" West 441.24 feet to a 1" iron pin (found), marking a corner common to the lands of the said Elizabeth Sammons; thence, leaving the lands of the said Anna Wilson, and with the lands of the said Elizabeth Sammons,

North 48°54'02" East 313.66 feet to a 2" iron pipe (found), marking a corner common to the lands now or formerly owned by Robert Corn, (D.V. 450, Pg. 348); thence, leaving the lands of the said Elizabeth Sammons, and with the lands of the said Robert Corn, as follows:

South 64°44'46" East 66.85 feet to an axle (found),

North 40°58'34" East 98.29 feet to an axle (found),

North 55°25'26" West 189.92 feet to an axle (found),

South 30°42'34" West 166.30 feet to a sash weight (found), marking a corner common to the lands of the said Elizabeth Sammons; thence, leaving the lands of the said Robert Corn, and with the lands of the said Elizabeth Sammons,

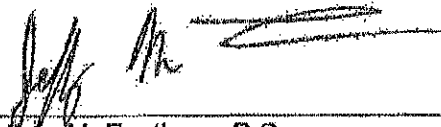
North 84°50'59" West 186.75 feet to the **POINT OF BEGINNING**, containing 13.634 acres, more or less, as surveyed by Jeffrey M. Eastham, Ohio Registered Professional Surveyor No. 7695, on July 9, 2022, as shown on the attached plat for Job No. 20220608 OL, and made a part of this description.

Being all Last Source of Title Official Records Volume 756, Page 558, in the Office of the Recorder of Lawrence County, Ohio.

And being all of the Auditor's Tax Parcel Number 14-051-0700.000.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD '83 U.S. Survey Feet.

This survey does not constitute a Title Search by the Surveyor. No Title Commitment was provided. This survey is subject to all restrictions, reservations, right-of-ways, easements, utilities, covenants, exceptions, conveyances, leases and exclusions previously imposed and appearing of record, and those not of record, especially the existing 20-foot ingress-egress easement, as shown on the attach plat and made a part of this description.



Jeffrey M. Eastham, P.S.
Registration No. 7695

