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O.R. VOLUME 2244, PAGE 524, NORTH 79 DEGREES 56 MINUTES 21 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 150.47 FEET, A TOTAL DISTANCE OF 301.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR – BENT);

THENCE WITH THE EAST LINE OF A PARCEL CONVEYED TO DAVID E. BRADLEY IN O.R. VOLUME 2376, PAGE 26, NORTH 03 DEGREES 16 MINUTES 18 SECONDS EAST 173.82 FEET TO AN IRON PIN SET;

THENCE WITH THE SOUTH LINE OF A PARCEL CONVEYED TO DAVID BRADLEY IN O.R. VOLUME 2376, PAGE 29, NORTH 82 DEGREES 06 MINUTES 32 SECONDS EAST, PASSING AN EXISTING IRON PIN (1 INCH PIPE WITH CANNON CAP) AT 510.69 FEET, A TOTAL DISTANCE OF 520.66 FEET TO A POINT;

THENCE WITH THE EAST LINE OF THE SAID BRADLEY PARCEL (O.R. VOLUME 2376, PAGE 29), NORTH 07 DEGREES 15 MINUTES 00 SECONDS WEST 196.74 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE WEST LINE OF THE ABOVE SAID WILKES PARCEL, SOUTH 13 DEGREES 05 MINUTES 43 SECONDS EAST 375.10 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 4.306 ACRES TOTAL WITH 1.516 ACRES IN AUDITOR'S PARCEL NUMBER 62-10-01-17-002 AND 2.790 ACRES IN AUDITOR'S PARCEL NUMBER 62-10-01-20-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF RIDGE ROAD (COUNTY ROAD 34), A 30 FEET WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN O.R. VOLUME 2696, PAGE 706 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, MICHAEL D. NICHOLS, PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 5TH DAY OF DECEMBER 2023, FROM A FIELD SURVEY COMPLETED BY ME ON THE 4TH DAY OF DECEMBER 2023.



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NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923

DESCRIPTION
APPROVED
By: *Michael D. Nichols*