



213 N. HIGH STREET, HILLSBORO, OHIO 45133

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Michael L. McCarty, P.E, P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

File No. S24-123
February 26, 2024

LEGAL DESCRIPTION

John J. Emrich and Lisa G. Emrich
50.378 Acres Tract

Situated in the Township of Paint, County of Madison, State of Ohio, being a part of V.M.S. No. 6773, and being a part of what remains of the original 117.84 acres tract (Paint Twp. Parcel No. 14-00093.000 and Stokes Twp. Parcel No. 27-00054.000) as conveyed to John J. Emrich and Lisa G. Emrich and recorded in Official Record 296, Page 206 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at the intersection of Linson Road (County Road No. 17) and Foody Road (Township Road No. 87);

thence with the centerline of Foody Road for the next three calls:

- 1) S 03°51'15" W, a distance of 3088.09 feet to an angle point;
- 2) S 05°32'45" W, a distance of 984.06 feet to a railroad spike (found);
- 3) S 05°31'43" W, a distance of 648.76 feet to a 3/4" iron pipe (found) marking the southwesterly corner of a 55.68 acres tract as conveyed to Waters Family, LLC (O.R. 128, Page 1145), said pipe being the true point of beginning of the tract of land herein described;

thence with the southerly line of the aforesaid 55.68 acres tract S 86°08'17" E passing a 5/8" iron pin (set) at 23.04 feet, a total distance of 1977.26 feet to a double angle iron

post (found) in the westerly line of a 144.6313 acres "Tract I" as conveyed to Devon L. Thompson (O.R. 337, Page 235) and found in Survey Record 38-09 of the Madison County Engineer's Record of Land Surveys;

thence with a westerly line of the aforesaid 144.6313 acres "Tract I" S 07°02'33" W, a distance of 1117.58 feet to a double angle iron post (found);

thence with a northerly line of the aforesaid 144.6313 acres "Tract I" N 86°12'10" W, a distance of 1536.47 feet to a 3/4" iron pipe (found) marking the northeasterly corner of a 4.000 acres tract as conveyed to Darren V. Miller and Christine M. Miller (O.R. 354, Page 1904) and found in Survey Record 70-91 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 4.000 acres tract N 86°15'35" W passing a 3/4" iron pin (found) at 391.99 feet, a total distance of 415.45 feet to a miner spike (found) in the centerline of Foody Road;

thence with the centerline of Foody Road N 05°42'59" E, distance of 299.98 feet to a railroad spike (found);

thence continuing with the centerline of Foody Road N 05°44'54" E, a distance of 819.10 feet to the true point of beginning, **containing 50.387 acres of land.**


Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 352° 44' 00.5") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GNSS observations taken February 8, 2024, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in February 2024, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-123 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".





Jason C. McConnaughey, P.S. 8509