

## LEGAL DESCRIPTION

Situated in the Northwest quarter of the Southeast quarter of the Section 1, T2N, R20W, Ohio River Survey, Township of Porter, County of Scioto, State of Ohio, and being part of the Richard B. Addis 32.115 Acres, Auditor Parcel Number 16-0019.000, as recorded in Deed Book 941, Page 342, of the Scioto County Records Office, and being more particularly described as follows:

Beginning at an iron pin with cap, CR Miller 6977, found at the Northwest corner of the Charles Simms Tract as recorded in Deed Book 523, Page 336, of the County Records Office, and in a curve of the East right of way of Hartley Road, 50 feet right of way, County Road Number 3;

Thence, with the arc of a curve to the right having a radius of 1407.46 feet, a chord bearing North 32 degrees 22 minutes 34 seconds East for a distance of 198.35 feet, and an arc distance of 198.52 feet, with said right of way, to a concrete right of way monument found at the point of tangent;

Thence, North 36 degrees 19 minutes 08 seconds East for a distance of 72.50 feet, continuing with said right of way to a 5/8 inch by 30 inch rebar set with cap, CR Miller 6977, from said rebar a concrete right of way monument found bears North 36 degrees 19 minutes 08 seconds East for a distance of 106.34 feet;

Thence, South 63 degrees 59 minutes 30 seconds East for a distance of 167.02 feet, leaving said right of way with a new division line through aforesaid Richard B. Addis Tract, to a 5/8 inch by 30 inch rebar set with cap, CR Miller 6977;

Thence, South 28 degrees 19 minutes 36 seconds West for a distance of 211.37 feet, with a new division line through said Richard B. Addis Tract, to a 5/8 inch by 30 inch rebar set with cap, CR Miller 6977, in the North line of aforesaid Charles Simms Tract, said rebar bears North 80 degrees 28 minutes 45 seconds West for a distance of 149.39 feet from an iron pipe found at the Northeast corner of said Charles Simms Tract;

Thence, North 80 degrees 28 minutes 45 seconds West for a distance of 201.74 feet, with the North line of said Charles Simms Tract, to the point of beginning and containing 1.000 acres, more or less.

The basis of bearings is the West right of way of Hartley Road per Plat 5-B-29 on

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tile and prior survey by CRM Land Surveying in 1999.

Together with and subject to covenants and restrictions of record.

The above description was prepared by Charles R. Miller, Ohio Registered Land Surveyor, Number 6977, in June of 2006 from survey as shown on a Plat of Survey, CRM Land Surveying, LTD, drawing number 991215-11, attached to Official Record 105, Page 267.

Parcel NO.: 16-0019.010

Property Address: 28 Hartley Road, Wheelersburg, OH 45694

Prior Deed Reference Number: Book 268, Page 346

DESCRIPTION APPROVED

JAN 13 2025

DAVID GREEK, SCHIOTO COUNTY AUDITOR