

PRE-CONVEYANCE EVALUATION

Valid For 30 Days

Comments:

Chapel - Missing DIRECTION (If found, provide proof)

Add Prior reference: *Deed Book 319 Pg 13*

By KH Date 2/16/23
PICKAWAY COUNTY ENGINEER

Add AKA for Melony (name as on 319/13)

CONDITIONALLY APPROVED
Error(s) in Description: This description must be corrected for future transfers.

Remarks: *Inufficient Description*

By _____ Date _____
PICKAWAY COUNTY ENGINEER

EXHIBIT A

LEGAL DESCRIPTION

Situated in the Township of Jackson, County of Pickaway and State of Ohio, to-wit:

Being a part of VMS 512 bounded and described as follows:

Being part of a 200.00 acre tract described by deed recorded in Deed Book 228, Page 440, in the Pickaway County Recorder's office.

Beginning for reference at an iron pin found in the centerline of the Florence Chapel Pike at the Northwest corner to the above referenced 200.00 acre tract being South 48 deg. 28' 18" East 3310.98 feet distant from a railroad spike found at the pint of intersection at the centerline of the Florence Chapel Pike with the centerline of Anderson Road; thence South 45 deg. 30' East 967.78 feet to a point in said centerline being the true point of beginning of the tract herein described; thence with the centerline of the Florence Chapel Pike, being the Northeasterly line of said 200.00 acre tract South 45 deg. 30' East 181.43 feet to a point in said centerline being the Northwesterly corner to a 1.00 acre tract; thence with the Northwesterly line of same South 44 deg. 30' West 240.10 feet (passing a 1/2" iron pin found at 20.00 feet) to a 1/2" iron pin found at Southwest corner of said 1.00 acre tract; thence with two new lines the following calls; thence North 45 deg. 30' West 181.43 feet to an iron pin set; thence North 44 deg. 30' 240.10 feet (passing an iron pin set at 220.10 feet) to the place of beginning. Containing 1.00 acre, more or less. Subject to all existing valid rights-of-way of record.

Property commonly known as: 19161 Florence Chapel Pike
Circleville, OH 43113

Permanent Parcel Number: E15-0-001-00-439-02

* Prior Deed Reference: OR Volume 35, Page 236

END OF LEGAL DESCRIPTION