

Legal Description

SITUATE IN SECTION 35, TOWN 7, RANGE 8, AND VIRGINIA MILITARY SURVEY #9023, MADISON TOWNSHIP, CLARK COUNTY, OHIO, AND BEING THE REMAINING PARCEL OF LAND ACQUIRED BY THE 1. SAWYER COMPANY AS RECORDED IN DEED VOLUMES 614, PAGE 440, 774, PAGE 371, 826, PAGE 31, AND MISC. VOLUME 17,911 OF THE DEED RECORDS OF CLARK COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a *3/8-inch iron pin found at the southwest corner of section 35, the southeast corner of Section 5, and at the northwest corner of V.M.S. #9023;*

thence, South 04° 14' 00" West, 31.80 feet to a P. K. nail found in the centerline of Huntington Road (C.R. #370);

thence South 78° 31' 50" East, 400.00 feet with the centerline of aforesaid Huntington Road to a P. K. nail found at the southwest corner of said remaining lands, and marking the True Point of Beginning of the lands herein described;

thence North 04° 14' 00" East, 86.80 feet with the east line of an 8,808 acre tract of land acquired by Koch Feed Technologies Co. Inc, O. R. 877, Page 219, to a capped 5/8-inch iron pin found, witness crossing the south line of Section 35 at 32.05 feet;

thence, South 78° 31' 50" East, 282.19 feet with the south line of said Koch Food Technologies tract to a capped 5/8-inch iron pin found;

thence, North 04° 14' 00" East, 632.81 feet to a capped 5/8-inch iron pin found at the northeast corner of said Koch Feed Technologies tract;

thence North 85° 46' 00" West, 611.75 feet with the north line of said Koch Feed Technologies tract to a capped 5/8-inch iron pin found at the northwest corner of said tract and in the east line of a 44.070 acre tract of land acquired by the Garick Corporation and recorded in O. R. 1257 Page 313;

thence North 04° 14' 00" East, 927.31 feet to a capped 5/8-inch iron pin found in the south line of aforesaid Garick Corporation tract;

thence, South 86° 35' 05" East, 997.35 feet with the south line of said Garick Corporation tract to a capped 5/8-inch iron pin found;

thence, North 03° 38' 56" East, 1998.66 feet, with the east line of said Garick Corporation tract to a capped 5/8-inch iron pin found;

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thence, North 65° 12' 17" East, 1846.62 feet with the south line of lands acquired by Leeds Organic, Inc. and Consolidated Rail Corp. to a steel post found at the northeast corner of the 1. Sawyer lands;
thence, South 03° 31' 42" West, 4536.40 feet with the west lines of the lands acquired by Eugene Kavanagh, Deed Volume 574, Page 319, and Russell Hazlett, Deed Volume 489, Page 578, to the centerline of the Little Miami River, being the south line of Section 35 and the north line of V.M.S. #9023, witness a capped 5/8-inch iron pin found, North 03° 31' 42" East, 25.00 feet:
thence, South 82° 42' 23" West, 790.84 feet with the centerline of aforesaid river, the south line of Section 35, and the north line of V.M.S. #9023, witness a capped 5/8-inch iron pin found, North 02° 22' 18" East, 25.00 feet:
thence, North 77° 57' 47" West, 1060.47 feet with the centerline of aforementioned river, the south line of Section 35, and the north line of V.M.S. #9023 to a capped 5/8-inch iron pin found;
thence, South 02° 13' 25" West, 32.52 feet to an iron pin found in the centerline of Huntington Road (C.R. #370);
thence, North 78° 31' 50" West, 495.06 feet with the centerline of Huntington Road (C.R. #370) to the True Point of Beginning, containing 184.623 acres in Section 35 and 0.363 acres in V.M.S. #9023 for a total of 184.986 acres, more or less and subject to all legal easements, right-of-ways, restrictions, and agreements of record. The foregoing described lands have access through an ingress and egress easement retained by 1. Sawyer company in O.R. 1257 Page 317 and described as follows:

INGRESS AND EGRESS EASEMENT

BEING AND INGRESS AND EGRESS EASEMENT OUT OF A TRACT OF LAND IN SECTION 35, TOWN 7, RANGE 8, AND A TRACT OF LAND IN VIRGINIA MILITARY SURVEY #9023, MADISON TOWNSHIP, CLARK COUNTY, OHIO, AS OWNED BY 1. SAWYER COMPANY AS RECORDED IN DEED VOLUMES 614, PAGE 440, VOLUME 774, PAGE 371, VOLUME 826, PAGE 31, AND MISC. VOLUME 17, PAGE 911 OF THE RECORDS OF CLARK COUNTY, OHIO, SAID EASEMENT BEING THE SAME AS RESERVED AND RECORDED IN OFFICIAL RECORD 1257, PAGE 317, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a 3/8-inch iron pin found at the southwest corner of Section 35, the southeast corner of Section 5 and at the northwest corner of V.M.S. #9023, said iron pin marking the True Point of Beginning of the ingress and egress easement;

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thence, North 04'; 14' 00" East, 1,528.28 feet with the east line of Section 5 and the west line of Section 35 and the west line of said 228.584 acre tract to a point; thence, with a new easement line, South 86° 35' 05" East, 65.03 feet to a capped 5/8-inch iron pin found;

thence, South 04° 14' 00" West, 1,405.23 feet to a 5/8-inch iron pin found, passing for reference at 927.31 feet a *5/8-inch iron pin found at the northwest corner of an 8.808 acre tract owned by Koch Feed Technologies Company, Inc. O.R. 877, Page 219;*

thence, with the 8.808 acre boundary of Koch Feed Technologies Company, Inc. the following courses: thence, South 85° 46' 00" East, 27.00 feet to a 5/8-inch iron pin found; thence, South 04° 14' 00" West, 96.89 feet to a 5/8-inch iron pin found;

thence, South 78° 31' 50" East, 57.26 feet to a 5/8-inch iron pin found; thence, South 04° 14' 00" West, 70.56 feet to a P.K. Nail found in the centerline of Huntington Road (C.R. 370), witness crossing the south line of Section 35 at 38.67 feet;

thence, with the centerline of aforesaid road, North 78° 31' 50" West, 150.00 feet to a P.K. Nail found; thence, North 04° 14' 00" East, 31.80 feet to the True Point of Beginning, containing 2.421 acres in Section 35 and 0.109 acres in V.M.S. #9023 for a total of 2.530 acres, more or less, and subject to all legal right-of-way, easements, restrictions and agreements of record.

The above description was prepared by Worl and Associates, Inc. Mark B. Studebaker, Registered Surveyor #7074 from a survey performed by same and recorded in the Clark County Engineer's.