

Zoning Description
57.01+/- Acres
South of State Route 752
East of Circleville Avenue
-1-

Situated in the State of Ohio, County of Pickaway, Township of Harrison, Village of Ashville, Section 7, Township 9, Range 21, Congress Lands East of the Scioto River and being 57.01+/- acres of land, said 57.01+/- acres being a remainder of that Original 102.36 acre tract of land as conveyed to Barbara Ann Hedges Arthurs (59.5% interest) and Joseph Benton Hedges (40.5% interest) of record in Official Record 652, Page 447, said 57.01+/- acres of land more particularly described as follows:

Beginning, at a northwesterly corner of said remainder tract of that Original 102.36 acre tract, said corner also being the southwesterly corner of that 64.300 acre tract of land as conveyed to Robert C. Hess, Trustee of record in Official Record 671, Page 1374 and being in Circleville Avenue (50');

Thence **S 85° 42' 44" E**, with the northerly line of said remainder tract and the southerly line of said 64.300 acre tract, **1130.73+/- feet** to the southeasterly corner of said 64.300 acre tract, also being the southwesterly corner of that 59.500 acre tract of land also conveyed to Robert C. Hess, Trustee of record in Official Record 671, Page 1374 and an angle point in the northerly line of said remainder tract;

Thence **S 87° 01' 40" E**, with a northerly line of said remainder tract, partially with a southerly line of said 59.500 acre tract and partially with the southerly line of a 55.500 acre tract of land also conveyed to Robert C. Hess, Trustee of record in Official Record 671, Page 1374, **1565.23+/- feet** to a northeasterly corner of said remainder tract and the northwesterly corner of that 41.2770 acre tract of land as conveyed to Jeffrey Call of record in Official Record 790, Page 3581;

Thence with common lines of said remainder tract and said 41.2770 acre tract, the following three (3) courses and distances:

S 03° 37' 01" W, 187.56+/- feet to a common corner thereof;

S 56° 14' 33" W, 1030.69+/- feet to a common corner thereof;

S 38° 10' 13" W, 483.65+/- feet to a common corner thereof, said corner also being in the northerly line of that 2.731 acre tract of land as conveyed to Jeffrey Call of record in Official Record 789, Page 4897;

Thence **N 86° 07' 15" W**, with a southerly line of said remainder tract, partially with the northerly line of said 2.731 acre tract, partially with the northerly line of that 14.696 acre tract of land as conveyed to Village Chapel Church of record in Official Record 755, Page 2174 and partially with the northerly line of that 0.600 acre Hedges Cemetery, **1452.12+/- feet** to a southwesterly corner of said remainder tract, also being the southeasterly corner of Lot 7 as numbered and delineated upon the record plat "Walter N. and Carrie M. Hedges Homesites" of record in Plat Book 4, Page 46;

Thence with common lines of said remainder tract and said "Walter N. and Carrie M. Hedges Homesites", the following two (2) courses and distances:

N 03° 58' 46" E, 744.90+/- feet to a common corner thereof;

N 84° 44' 35" W, 157.92+/- feet to a common corner thereof, said corner also being in Circleville Avenue (50');

Thence **N 03° 58' 46" E**, with the westerly line of said remainder tract, **451.13+/- feet** to the **True Point of Beginning**, and containing **57.01+/- acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on November 17, 2022 and is based on existing records from the Pickaway County Auditor's and Recorder's Office and a field survey completed by Advanced Civil Design in March, 2020. A drawing of the above description is attached hereto and made a part thereof.

This description is to be used for zoning purposes only and not to be used in the transfer of land.

All references used in this description can be found at the Recorder's Office, Pickaway County, Ohio.

ADVANCED CIVIL DESIGN, INC.



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