

## LEGAL DESCRIPTION

Situated in the Township of Rush Creek, County of Fairfield, State of Ohio

Parcel 1:

Being part of the Southeast quarter of Section 27, Township 16, Range 17; and being more particularly described as follows:

Commencing for reference at a 1/2" iron pin found at the Northwest corner of the Southeast quarter of Section 27; thence South 1 degree 29 minutes 40 seconds West a distance of 520.70 feet to a PK nail set in the pavement of Geneva School Road, Township Road 365, and being the point of beginning of the tract of land to be described;

Thence with the center of said Geneva School Road North 11 degrees 59 minutes 41 seconds East a distance of 209.49 feet to a MAG nail set;

Thence leaving the center of said Geneva School Road North 87 degrees 54 minutes 32 seconds East a distance of 393.22 feet to a 5/8" iron pin set and passing a 5/8" iron pin set at a distance of 30.00 feet;

Thence South 28 degrees 36 minutes 44 seconds West a distance of 131.97 feet to a 5/8" iron pin set;

Thence South 69 degrees 18 minutes 27 seconds West a distance of 400.00 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped CLS-7224 found;

Thence North 1 degree 21 minutes 26 seconds East a distance of 37.94 feet to the point of beginning, containing 1.500 acres more or less, subject to the public easement of said Geneva School Road, and any other public or private easements of record.

The above 1.500 acre survey is intended to describe part of the 66.611 acre surveyed tract as deeded to Larry P. Gerstner, deed reference Volume 685, Page 6, Fairfield County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the East line of Section 27 as South 0 degrees 46 minutes 46 seconds West. Bearings are based upon an assumed meridian and are to denote angles only. All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped LPG-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on March 31, 1999 and July 8, 1999.

Parcel 2:

Being part of the Southeast quarter of Section 27, Township 16, Range 17; and being more particularly described as follows:

Commencing for reference at a 1/2" iron pin found at the Northwest corner of the Southeast quarter of Section 27; thence South 88 degrees 25 minutes 05 seconds East a distance of 96.48 feet to a PK nail set in the pavement of Geneva School Road, Township Road 365, passing a 5/8" iron pin set at a distance of 65.65 feet, thence with the center of said Geneva School Road South 11 degrees 59 minutes 41 seconds West a distance of 144.93 feet to a MAG nail set and being the point of beginning of the tract of land to be described;

Thence leaving the center of said Geneva School Road South 88 degrees 25 minutes 05 seconds East a distance of 435.75 feet to a 5/8" iron pin set and passing 5/8" iron pins set at distances of 30.50 feet and 50.84 feet;

Thence South 28 degrees 36 minutes 44 seconds West a distance of 164.94 feet to a 5/8" iron pin set;

Thence South 87 degrees 54 minutes 32 seconds West a distance of 393.22 feet to a MAG nail set in the center of said Geneva School Road and passing a 5/8" iron pin set at a distance of 363.22 feet;

Thence with the center of said Geneva School Road North 11 degrees 59 minutes 41 seconds East a distance of 175.00 feet to the point of beginning, passing MAG nails set at distances of 80.99 feet and 101.32 feet, containing 1.501 acres more or less, subject to the public easement of said Geneva School Road, and any other public or private easements of record.

The above 1.501 acre survey is intended to describe part of the 66.611 acre surveyed tract as deeded to Larry P. Gerstner, deed reference Volume 685, Page 6, Fairfield County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the East line of Section 27 as South 0 degrees 46 minutes 46 seconds West. Bearings are based upon an assumed meridian and are to denote angles only. All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped LPG-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on March 31, 1999 and July 8, 1999.

DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY, FAIRFIELD COUNTY  
AUDITOR/ENGINEER TAX MAPS.

Parcel No.: 034-00479-47 & 034-00479-48

BY CLT DATE 9-21-20  
034-00479-47  
034-00479-48

Property Address: 2568 Geneva School Road Southeast, Bremen, OH 43107

Prior Deed Reference: Deed from Troyla S. Berry, to Keith A. Manley and Tina M. Manley, filed July 19, 2001, as OR book 1165, Page 782 of Fairfield County Records.

Deed from Troyla S. Berry, to Keith A. Manley and Tina M. Manley, dated July 6, 2006, as OR Book 1434, Page 3133 of Fairfield County Records.