

PLAT of SURVEY

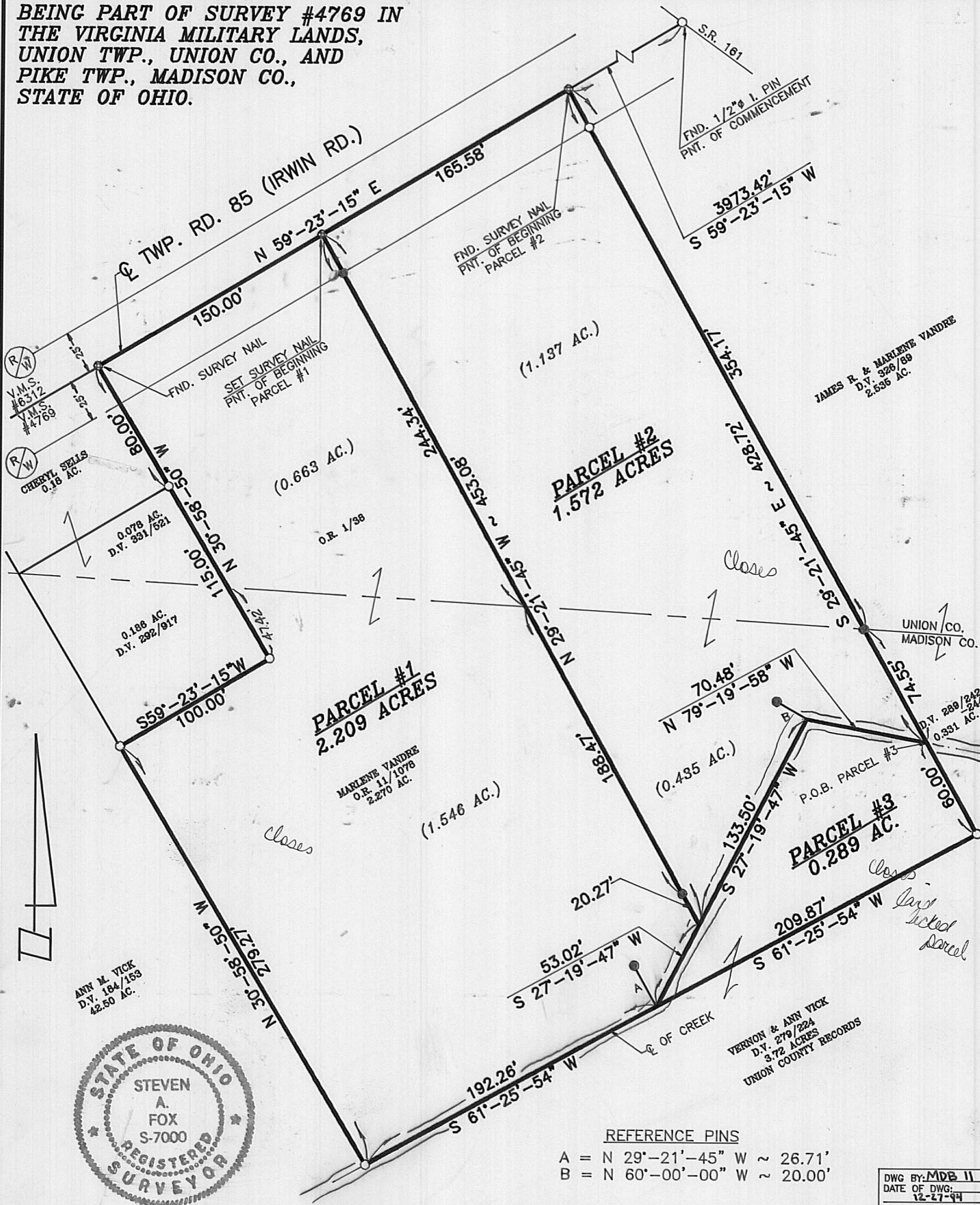
STEVEN A. FOX, P.S.

2298 Bethlehem Rd. W.

Prospect, Ohio 43342

PH. 614-494-2028

BEING PART OF SURVEY #4769 IN THE VIRGINIA MILITARY LANDS, UNION TWP., UNION CO., AND PIKE TWP., MADISON CO., STATE OF OHIO.



ANN M. VICK
D.V. 184/153
42.50 AC.



SEAL

PARCEL #1
2.209 ACRES

PARCEL #2
1.572 ACRES

PARCEL #3
0.289 AC.

REFERENCE PINS
A = N 29°-21'-45" W ~ 26.71'
B = N 60°-00'-00" W ~ 20.00'

DWG BY: MDB II
DATE OF DWG: 12-27-94
CHECKED BY: SAF
DWG NAME: VVICK

CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Steven A. Fox
Steven A. Fox, Reg. P.S. No. 7000
Dec. 27, 1994
Date of Survey

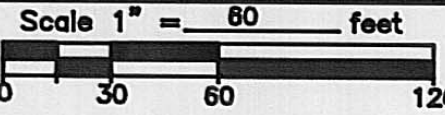
THIS SURVEY WAS PERFORMED AT THE REQUEST OF: VERNON VICK

REFERENCE MATERIALS

- ① SURVEY BY S. FOX DATED 9/28/91
 - ② SURVEY VOL. 9 PG. 283
 - ③ SURVEY BY FLEMING, PAGE, STOLTE, INC. 1/2/78
 - ④ SURVEY VOL. 8 PG. 337
- Prior deed volume O.R. 11 Page 1078 (MADISON)
Basis of bearings REF. #1 C TWP. RD. 85
N 59°-23'-15" E

LEGEND

- ⊕ - R.R. spike
- - Iron pin/pipe found 5/8" unless noted
- ⊗ - Survey nail
- - Stone found
- ⊙ - State hwy r/w monument found
- - 5/8" dia. iron pin set with a plastic cap stamped "Fox P.S. 7000" 9/1/96



Being Part of Survey Number 4769 in the Virginia Military Lands, and being part of an original 4.070 acre tract of land, now or formerly owned by Marlene F. Vandre, O.R. Vol. 1, page 38 (Union County Records), O.R. Vol. 11, page 1078 (Madison County Records), Union Township, Union County, and Pike Township, Madison County, State of Ohio and being more particularly described as follows:

Commencing at an existing 1/2 inch dia. iron pin located at the intersection of the centerline of State Route 161 with the centerline of Union Township Road 85 (Irwin Rd.) and North Line of V.M.S. #4769;

Thence along the centerline of Township Road 85 and V.M.S. Line South 59 deg. 23 min. 15 sec. West for a distance of 4139.00 feet to a survey nail set at the Northeast corner of hereinafter described 2.209 acre tract (passing over a survey nail found Northeast corner of said 4.070 acre tract at a distance of 3973.42 feet) and the point of beginning.

Thence South 29 deg. 21 min. 45 sec. East for a distance of 453.08 feet to a point on or near the centerline of a creek (passing over an iron pin set at a distance of 25.00 feet and the approximate line between Union and Madison Counties at a distance of 244.34 feet, and an iron pin set at a distance of 432.81 feet);

Thence along or near the centerline of said creek South 27 deg. 19 min. 47 sec. West for a distance of 53.02 feet to a point referenced North 29 deg. 21 min. 45 sec. West for a distance of 26.71 feet to an iron pin set;

Thence continuing along or near said centerline and North Line of a 3.72 acre tract of land, now or formerly owned by Vernon & Ann Vick Deed Vol. 279, page 224 (Union County Records) (Note: No Deed of Record found in Madison County) South 61 deg. 25 min. 54 sec. West for a distance of 192.26 feet to a 5/8 inch dia. iron pin found at Grantor's Southwest corner and Southwest corner of aforesaid 2.209 acre tract;

Thence along Grantor's West Line and East Line of a 42.50 acre tract of land, now or formerly owned by Ann M Vick, Deed Vol. 184, page 153 (Madison County Records) North 30 deg. 58 min. 50 sec. West for a distance of 279.27 feet to a 5/8 inch dia. iron pin found at the Southwest corner of a 0.264 acre tract of land, now or formerly owned by Cheryl Sells, Deed Vol. 292, page 917, (Madison County Records), D. V. 331, page 521 (Union County Records);

Thence along the South Line of said 0.264 acre tract North 59 deg. 23 min. 15 sec. East for a distance of 100.00 feet to a 5/8 inch iron pin found;

Thence North 30 deg. 58 min. 50 sec. West for a distance of 195.00 feet to a survey nail found on the centerline of Township Road 85 and North V.M.S. Line, said point being Grantor's Northwest corner and Northeast corner of a 0.18 acre tract of land, now or formerly owned by Cheryl Sells, Deed Vol. 331, page 521 (passing over the approximate line between Madison and Union Counties at a distance of 47.42 feet and a 5/8 inch dia. iron pin found at a distance of 115.00 feet);

Thence along the centerline of Township Road 85 and V.M.S. Line North 59 deg. 23 min. 15 sec. East for a distance of 150.00 feet to a survey nail set and the place of beginning.

Containing 0.663 acre, more or less, in Union Township, Union County, and 1.546 acres, more or less, in Pike Township, Madison County, for a total conveyed acreage by this description of 2.209 acres, more or less, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated December 27, 1994. All 5/8 inch dia. iron pins set have a plastic identity cap with the inscription "Fox P.S. 7000."

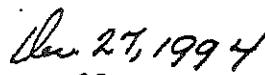
Prior Deed, O.R. Vol. 1, page 38 (Union County)

O.R. Vol. 11, page 1078, (Madison County)

Basis of bearings, Survey by Steven Fox, dated 9/28/91, centerline T.R. 85 North 59 deg. 23 min. 15 sec. East


Steven A. Fox, P.S. 7000




Date of Survey
Job No. 91196

Being Part of Survey Number 4769 in the Virginia Military Lands, and being part of an original 4.070 acre tract of land, now or formerly owned by Marlene F. Vandre, O.R. Vol. 1, page 38 (Union County Records), O.R. Vol. 11, page 1078 (Madison County Records), Union Township, Union County, and Pike Township, Madison County, State of Ohio and being more particularly described as follows:

Commencing at an existing 1/2 inch dia. iron pin located at the intersection of the centerline of State Route 161 with the centerline of Union Township Road 85 (Irwin Rd.) and North Line of V.M.S. #4769;

Thence along the centerline of Township Road 85 and V.M.S. Line South 59 deg. 23 min. 15 sec. West for a distance of 3973.42 feet to a survey nail found at the Northeast corner of said 4.070 acre tract and Northeast corner of hereinafter described 1.572 acre tract and the point of beginning.

Thence along the East Line of aforesaid 4.070 acre tract and West Line of a 2.535 acre tract of land, now or formerly owned by James R. & Marlene Vandre, Deed Vol. 326, page 89 (Union County Records), D.V. 289, pages 242-244 (Madison County Records) South 29 deg. 21 min. 45 sec. East for a distance of 428.72 feet to a point on or near the centerline of a creek (passing over a 5/8 inch dia. iron pin found at a distance of 25.00 feet and an iron pin set on the approximate line between Union and Madison Counties at a distance of 354.17 feet);

Thence along or near the centerline of said creek North 79 deg. 19 min. 58 sec. West for a distance of 70.48 feet to a point referenced North 60 deg. 00 min. 00 sec. West for a distance of 20.00 feet to an iron pin set;

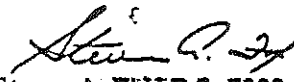
Thence continuing along or near said centerline South 27 deg. 19 min. 47 sec. West for a distance of 133.50 feet to a point;

Thence North 29 deg. 21 min. 45 sec. West for a distance of 453.08 feet to a survey nail set on the centerline of Township Road 85 (passing over an iron pin set at a distance of 20.27 feet and the approximate line between Madison and Union Counties at a distance of 208.74 feet and an iron pin set at a distance of 428.08 feet);

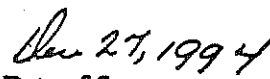
Thence along the centerline of Township Road 85 North 59 deg. 23 min. 15 sec. East for a distance of 165.58 feet to a survey nail found and the place of beginning.

Containing 1.137 acres, more or less, in Union Township, Union County, and 0.435 acre, more or less, in Pike Township, Madison County, for a total conveyed acreage by this description of 1.572 acres, more or less, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated December 27, 1994. All 5/8 inch dia. iron pins set have a plastic identity cap with the inscription "Fox P.S. 7000."

Basis of bearings, Survey by Steven Fox, dated 9/28/91, centerline T.R. 85 North 59 deg. 23 min. 15 sec. East


Steven A. Fox, P.S. 7000




Date of Survey
Job No. 91196