

NOTES:

SCALE 1" = 300'

REFERENCE BEARING N 03° 30' 00" E ASSUMED FROM S.R. 10, PAGE 389.

⊗ RAILROAD SPIKE FOUND

⊙ PONY SPIKE SET

● P.K. NAIL SET

● IRON PIPE SET

● 5/8" DIAMETER IRON ROD FOUND

○ 3/4" DIAMETER IRON PIPE FOUND

⊙ 4" DIA. STEEL POST FOUND

⊙ 8" DIA. WOOD CORNER POST FOUND

⊙ STONE FOUND

⊙ MONUMENT BOX FOUND

30/158 DENOTES DEED REFERENCE (VOL. & PG.)

(---) ACRES PARTIAL AREA OF SURVEY

ACRES DENOTES AREA OF THIS SURVEY

IRON PIPES SET ARE 3/4" X 30' GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED S-6034.

UNLESS DENOTED OTHERWISE HEREON

UNION COUNTY FLOOD INFORMATION:
BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 390773 0002 D DATED 9/27/91, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X", ZONE "X" DENOTES AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN.

MADISON COUNTY FLOOD INFORMATION:
BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 390773 0002 D DATED 1/27/78, AS FURNISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X", ZONE "X" DENOTES AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN.

PLAT REFERENCES:

UNION COUNTY PLATS
S.R. 3, PAGE 157
S.R. 3, PAGE 159
S.R. 10, PAGE 389

MADISON COUNTY PLATS
S.R. 54-94

88-04

PLAT OF BOUNDARY SURVEY FOR:
JERRY YOUNG

L.B.
08/27/04
REVISED
10/08/04

Page Engineering, Inc.

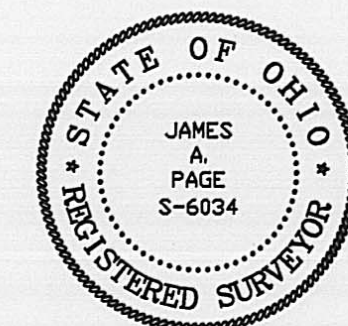
112 East Fifth Street • Marysville, Ohio 43040
PH. (937) 644-1272 FAX (937) 644-3272

AUTOCAD 04-75.DWG DISK #237

04-75

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.

James A. Page 10/1/04
JAMES A. PAGE PS-6034 DATE



LEGAL DEED DESCRIPTION
193.422 Acres

Real estate situated in Darby Township of Union County, Ohio, and Darby Township of Madison County, Ohio; in Virginia Military Survey Number 10793, Virginia Military Survey Number 12269, Virginia Military Survey Number 11012 and Virginia Military Survey Number 10987-12170; being all of the 22.0 acre tract, the 71.6 acre tract, the 58.48 acre tract, the 10.0 acre tract, the 7.45 acre tract and the 15.972 acre tract, all of which lie in Union County and are owned by David A. Young, et al (Union County Official Record 543, page 294); and being Union County Engineer Parcel Map numbers 142-00-00-058.000, 142-00-00-057.000, 142-00-00-013.000, 142-00-00-057.000, 142-00-00-038.000 and 142-00-00-037.000 and Union County Auditor Parcel numbers 41-00-18003.000, 41-00-18004.000, 41-00-18029.000, and 41-00-18004.000, 41-00-18005.000 and 41-00-10027.000, and also being all of the 19.523 acre tract lying in Madison County and being owned by said David A. Young, et al (Madison County Official Record 185, page 221), and being further bounded and described as follows:

Beginning for reference at a monument box found at the intersection of State Route 161 (60 feet wide) and Union County Road 55 (Unionville Road, 50 feet wide);

thence with the centerline of said Union County Road 55 and the line common to the east line of Virginia Military Survey Number 12269 and the west line of Virginia Military Survey Number 10793, North 03 degrees 30 minutes 00 seconds East (reference bearing), 2215.53 feet to a found railroad spike at the southwest corner of the 2.582 acre tract of Jerry E. and Kimberly K. Mayer (Union County Deed Record 305, page 459) and being the point of beginning of the land to be described;

thence with the south line of said Mayer 2.582 acre tract and a line of a 76.218 acre tract of land owned by Betty W. Mayer, Trustee (Union County Official Record 410, page 520), South 86 degrees 33 minutes 00 seconds East, 865.29 feet to a set iron pipe (passing found five-eighths (5/8) inch diameter iron bars at 25.00 feet and at 436.29 feet and passing over a stone found at 864.42 feet);

thence with a westerly line of said Mayer 76.218 acre tract, South 03 degrees 38 minutes 09 seconds West, 2167.55 feet to a pony spike set in the centerline of said State Route 161 (passing a set iron pipe at 2137.50 feet);

thence with the west line of an 8.00 acre tract of land owned by Ronald W. and Linda L. Boerger (Union County Deed Record 331, page 773), South 02 degrees 51 minutes 22 seconds West, 1061.45 feet to a set iron pipe at the point common to the south corner of said Boerger 8.00 acre tract, the westerly corner of a 16.00 acre tract of land owned by said Ronald W. and Linda L. Boerger (Union County Deed Record 331, page 773) and the southerly corner common to Virginia Military Survey Number 10793, Virginia Military Survey Number 12269 and a northerly line of Virginia Military Survey Number 11012 (passing a set iron pipe at 50.00 feet);

thence with the line common to the north line of said Virginia Military Survey Number 11012, the south line of said Virginia Military Survey Number 10793 and the north line of a 16.10 acre tract of land owned by Elizabeth B. Rausch (Union County Official Record 180, page 230), North 60 degrees 34 minutes 31 seconds West, 969.65 feet to a set pony spike in the centerline of said Union County Road 55 (passing over an iron pipe set at 936.88 feet);

thence with the centerline of said Union County Road 55, South 05 degrees 41 minutes 39 seconds West, 738.91 feet to a pony spike set on the point common to the southeasterly corner of said Young 7.45 acre tract and the northeasterly corner of said Young 15.972 acre tract;

thence continuing with the centerline of said Union County Road 55, South 07 degrees 41 minutes 18 seconds West, 303.43 feet to a set pony spike on the Union-Madison County line;

thence continuing with said County Road 55, and now known as Madison County Road 61 (Boyd Road North, 40 feet wide), South 07 degrees 48 minutes 34 seconds West, 1096.20 feet to a found railroad spike at the intersection of Madison County Road 61 and Madison County Road 42 (Boyd Road, 40 feet wide);

thence with the centerline of said Madison County Road 42, North 52 degrees 39 minutes 40 seconds West, 1782.62 feet to a found railroad spike at a southerly corner of the 3.462 acre tract of land owned by Beverly J. Ballah (Union County Record 276, page 180) (witness a county line stone monument found and of which bears South 89 degrees 49 minutes 24 seconds West, 26.23 feet therefrom);

thence with the southerly line of said Ballah 3.462 acre tract, and the Union-Madison County line, North 89 degrees 49 minutes 24 seconds East, 117.60 feet to a set iron pipe;

thence with the east line of said Ballah 3.462 acre tract, North 08 degrees 45 minutes 15 seconds East, 679.96 feet to a found three-fourths (3/4) inch diameter iron pipe at the northeast corner thereof, also being in the southerly line of an 52.5 acre tract of land, said 52.5 acre tract being part of an 84.00 acre tract of land owned by David M. Picklesimer (Union County Official Record 244, page 798) and being on the line common to a northerly line of Virginia Military Survey Number 10987-12170 and a southerly line of Virginia Military Survey Number 8586-8698;

thence with six (6) consecutive lines of said Picklesimer 84.00 acre tract and the southerly and easterly lines of said Virginia Military Survey Number 8586-8698:

1. South 59 degrees 48 minutes 07 seconds East, 149.50 feet to a set iron pipe;
2. South 77 degrees 09 minutes 26 seconds East, 652.14 feet to a found 2 inch diameter steel corner post set in concrete;
3. North 13 degrees 35 minutes 23 seconds East, 1199.91 feet to a pony spike set in the centerline of said State Route 161 (passing a set iron pipe at 1168.81 feet);
4. North 13 degrees 14 minutes 24 seconds East, 269.77 feet to a found 8 inch diameter wood corner post (passing a set iron pipe at 30.99 feet);
5. North 76 degrees 07 minutes 50 seconds West, 666.60 feet to a set iron pipe;
6. North 06 degrees 53 minutes 48 seconds West, 2649.05 feet with an easterly line of said Picklesimer 84.00 acre tract and an easterly line of a 52.5 acre tract of land owned by Betty W. Mayer, Trustee (Union County Official Record 410, page 520) to an iron pipe set thereon and on the corner common to the easterly line of said Virginia Military Survey Number 8586-8698, the westerly line of Virginia Military Survey Number 12269, and the southwest corner of a 33.75 acre tract of land owned by Betty W. Mayer, Trustee (Union County Official Record 410, page 520);

thence with a southerly line of said Mayer 33.75 acre tract and the southerly line of a 9.00 acre tract of land owned by Betty W. Mayer, Trustee (Union County Official Record 410, page 520), North 87 degrees 37 minutes 56 seconds East, 1463.45 feet to a pony spike set on the centerline of said Union County Road 55 (passing an existing 8 inch diameter wood corner post at 1440.11 feet);

thence with the centerline of Union County Road 55, South 01 degree 34 minutes 40 seconds East, 891.82 feet to the true place of beginning.

EXCEPTING from the herein described tract a 1.02 acre tract of land owned by Valerie Merideth and recorded in Union County Official Record 437, page 452, said 1.02 acre tract being more particularly described as follows:

located on the north side of State Route 161, beginning at a pony spike set on the southeast corner of said 1.02 acre tract of which bears South 89 degrees 44 minutes 35 seconds East, 336.22 feet from a survey monument box found at the intersection of State Route 161 and Union County Road 55 (Unionville Road);

thence entering the original 59.50 acre tract and described in Union County Deed Record 207, page 583, and making a new division thereof, the following four (4) consecutive courses:

1. North 00 degrees 15 minutes 25 seconds East, 255.00 feet to a five-eighths (5/8) inch diameter iron rod found;
2. South 89 degrees 44 minutes 35 seconds East, 175.00 feet to a five-eighths (5/8) inch diameter iron rod found;
3. South 00 degrees 15 minutes 25 seconds West, 255.00 feet to a pony spike set on the centerline of said State Route 161;
4. North 89 degrees 44 minutes 35 seconds West, 175.00 feet with the centerline of said State Route 161 to the place of beginning.

Bearing (North 03 degrees 30 minutes 00 seconds East) assumed from Survey Record 10, page 389.

The tract as described from an actual field survey performed on or about September 9, 2004, by James A. Page (S-6034) of Page Engineering, Inc., Marysville, Ohio, contains 193.422 acres, more or less, of which 173.905 acres are located in Union County and 19.517 acres are located in Madison County, and of which 5.897 acres are subject to the road right-of-way in Union County and 1.299 acres are subject to the road right-of-way in Madison County, and of which 79.545 acres are within Virginia Military Survey Number 10793 and 73.724 acres are within Virginia Military Survey Number 12269 and 31.657 acres are within Virginia Military Survey Number 10987-12170 (of which 18.220 acres are within Union County and 13.437 acres are within Madison County) and 8.495 acres are within Virginia Military Survey Number 11012 (of which 2.416 acres are within Union County and 6.079 acres are within Madison County), subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034. The survey is recorded in the office of the Union County Engineer and on file with the Madison County Engineer's Office.

Based on information shown on Flood Map, Community Panel Number 390773 0002 A, dated January 27, 1978, (Madison County) and 390808 0150B, dated September 27, 1991 (Union County), as furnished by the Federal Emergency Management Agency, through the National Flood Insurance Program, the property herein is located in Zone "X".

James A. Page, PS
S-6034
September 13, 2004
JN 04-75