

PROPERTY LOCATION:
 Situated in the Township of Fairfield, County of Madison, State of Ohio, and being a part of V.M.S. #10430, V.M.S. #11096, & V.M.S. #12141.

Being a Survey of 2 parcels conveyed to Barbara A. Renick & David M. Renick, as recordd in O.R. Book 233, Page 748, in the Madison County Deed Records.

Bearings of this plat are based on the centerline of Sparling Road (Co. Road 152), as being N 77°00'00" E, and is an assumed Meridian used to denote angles only.

LEGEND

- ☐ - Mag Nail Set
- - 5/8" Iron Pin Found capped
- ⊙ - Iron Pin Set
5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
- ▲ - Railroad Spike Found
- ⊗ - 3" o.d. Iron Pipe Found

Graphic Scale

0 200 400 800

1 Inch = 400 Feet

PREPARED BY:
 S.A. ENGLAND & ASSOCIATES
 Professional Land Surveying
 P.O. Box 1770, 5179 Walnut Road
 Buckeye Lake, Ohio 43008
 740-928-8680 FAX 740-928-9565
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Plat of Survey

Fairfield Township, Madison County, State of Ohio, part
 V.M.S. #10430, V.M.S. #11096, & V.M.S. #12141.

PREPARED FOR:
 Barbara Renick
 Columbus, Ohio

JEFFERSON WOODS SUBDIVISION
 Survey Plat 16-93
 (on file in Madison Co. Map Room)

Place of Beginning:
 Intersection of
 Centerlines

see
 Intersection Detail

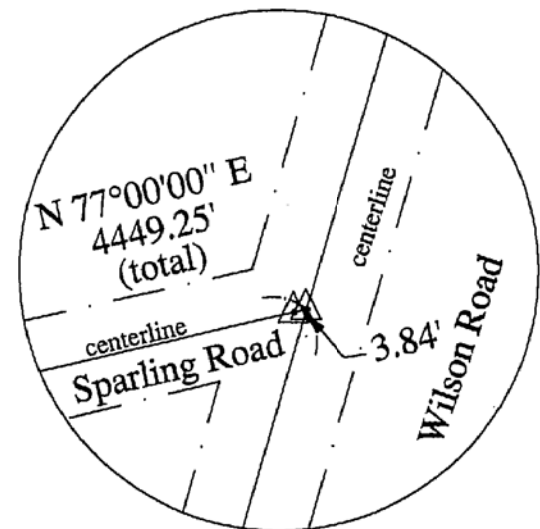
Thomas C. & Ruth E. Graham
 O.R. Book 142, Page 2311

Joseph R. & Eloise T. Jones
 O.R. Book 135, Page 410

Barbara Snyder, Trustee
 O.R. Book 186, Page 1262

Barbara Downing
 O.R. Book 173, Page 2696

Intersection Detail
 (no scale)



187.782 Acres

Barbara A. Renick & David M. Renick
 O.R. Book 233, Page 748

Martin L. & Martha E. Stahl
 O.R. Book 266, Page 153

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Date 11/20/07
 Scott A. England, P.S.
 Ohio Registered Surveyor #S-7452

7.08

James M. Phillipi, II
 O.R. Book 233, Page 1767

N 84°28'28" E
 1155.15'

N 13°03'21" W

James M. Phillipi, Trustee
 O.R. Book 138, Page 2217

1948.40'

S 85°12'40" W 1157.62'
 Ruth Robin Living Trust
 O.R. Book 94, Page 3154

400.0'

centerline

N 77°00'00" E

SPARLING ROAD (Co. Road 152)(40' Wide)

4449.25'

1012.92'

S 18°32'58" W
 503.67'

WILSON ROAD (Co. road 103)(50' Wide)

S 60°43'44" W
 44.88'

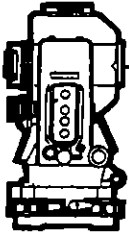
S 15°46'43" W 859.95'

N 81°22'41" W

3474.18'

S 13°04'23" E 1166.11'

overhead electric
 transmission line easement



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Exhibit "A" Legal Description 187.782 Acres

all of Barbara A. Renick & David M. Renick parcels: O.R. Book 233, Page 748

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of Virginia Military Survey No. 11096, 12141, and 7814, and being all of Auditor's Parcel No. 07-00319.000, and being more particularly described as follows;

Being a Survey of 2 parcels conveyed to Barbara A. Renick & David M. Renick, as recorded in O.R. Book 233, Page 748, in the Madison County Deed Records, and further described as follows;

Commencing at a railroad spike found at the intersection of the centerlines of Sparling Road (Co. Road 152)(40' Wide R/W) and Wilson Road (Co. Road 103)(50' Wide R/W), and being the **PRINCIPLE PLACE OF BEGINNING** of the 187.782 acre parcel herein to be described;

Thence with the centerline of Wilson Road, with the following four (4) courses and distances:

- 1) S 16°27'16" W 1012.92 feet to a railroad spike found;
- 2) S 18°32'58" W 503.67 feet to a railroad spike found;
- 3) S 15°46'43" W 859.95 feet to an angle point;
- 4) S 60°43'44" W 44.88 feet to a railroad spike found marking the Northeast corner of a parcel conveyed to Martin L. & Martha E. Stahl, as recorded in O.R. Book 266, Page 153;

Thence, N 81°22'41" W 3474.18 feet leaving Wilson Road with the North line of said parcel conveyed to Stahl, to an iron pin set marking the Northwest corner thereof;

Thence, S 13°04'23" E 1166.11 feet with the West line of said parcel conveyed to Stahl, to a 3" o.d. iron pipe found marking the Northeast corner of a parcel conveyed to The Ruth Robin Living Trust, as recorded in O.R. Book 94, Page 3154;

Thence, S 85°12'40" W 1157.62 feet with the North line of said parcel conveyed to The Ruth Robin Living Trust, to a 3" o.d. iron pipe found marking the Southeast corner of a parcel conveyed to James M. Phillipi, Trustee, as recorded in O.R. Book 138, Page 2217;

Thence, N 13°03'21" W 1948.40 feet with the East line of said parcel conveyed to Phillipi, Trustee, to a mag nail set in the centerline of said Sparling Road;

Thence with the centerline of Sparling Road, with the following two (2) courses and distances:

- 5) N 84°28'28" E 1155.15 feet to a railroad spike found at an angle point;
- 6) N 77°00'00" E 4449.25 feet to the **PRINCIPLE PLACE OF BEGINNING**, and passing over a railroad spike found at 4445.41 feet;

Said parcel as surveyed contains 187.782 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to an easement for overhead electric transmission lines.

Bearings of the above description are based on the centerline of Sparling Road (Co. Road 152)(40' Wide), as being N 77°00'00" E, as shown in on the Plat of Meese Subdivision No. 3 as recorded in Plat Book D, Pages 123, 123A, & 123B, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in November of 2007.

Dated 11/26/07

Scott A. England P.S.
Ohio Registered Surveyor #7452

2114-07MA

