

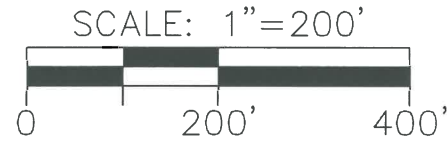
BECKS HYBRID REPLAT

25.000 ACREAGE V.M.S. 3901 DEERCREEK TOWNSHIP MADISON, OHIO COUNTY



V.M.S. NO. 3901
V.M.S. NO. 8374

THE BEARING WAS BASED ON NAD 83 CORS 96 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



OHIO STATE UNIVERSITY FARM
SCIENCE REVIEW
PARCEL 05-000520.000
DB 257/718

BECKS SUPERIOR HYBRIDS INC.
PARCEL 05-00419.001
OR 278/57
260.605 ACRES REMAINING

25.000 ACRES TOTAL
2.608 AC. WITHIN EX R/W
22.392 ACRES NET

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ✱ MAG NAIL SET
- ✂ P.K. NAIL FOUND
- ⊙ CONCRETE MONUMENT FOUND

SUBJECT TO A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR PUBLIC HIGHWAY AND ROAD PURPOSE STATE OF OHIO D.B. 145/437

U.S. ROUTE 40 HIGHWAY PLANS CENTERLINE (SECTION 0.000-6.84) OLD NATIONAL HIGHWAY

Ex. R/W N= 706743.557 E= 1708749.911
PROPERTY LINE AND CENTERLINE OF EASTBOUND LANE

THE TRUST OF THE WILL OF LUCY BEACH/JAMES D. MCELROY TRUSTEE
PARCEL 05-00005.00

GEORGE LASSEL
PARCEL 05-00228.000
OR 246/2414

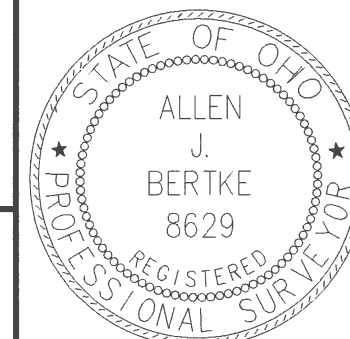
I HEREBY CERTIFY THAT THIS SURVEY WAS BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION APRIL 2014.

SURVEY REFERENCE

McCARTY ASSOCIATES, LLC SURVEY MAY 2, 2012
HIGHWAY PLANS SECTION 0.00-6.84

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

7/30/14
DATE



CHOICE ONE ENGINEERING

440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554
www.choiceoneengineering.com

DATE: 07-31-2014
DRAWN BY: EMK
JOB NUMBER: MADDER1401
SHEET NUMBER

1 OF 1

LEGAL DESCRIPTION

BEING PART OF A TRACT OF LAND OWNED BY BECKS SUPERIOR HYBRIDS INC. (PARCEL NUMBER 05-00419.001) AS DESCRIBED IN OFFICIAL RECORD 278, PAGE 57, SITUATE VMS 3901, DEERCREEK TOWNSHIP, MADISON COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a mag nail set at the intersection of Betty Wilson Road and U.S. Route 40;

thence, South 02°-52'-08" East, 19.35 feet, along the centerline of Betty Wilson Road to a point;

thence, South 86°-58'-59" West, 163.32 feet, to a P.K. nail found at the southwest corner of a tract of land owned by Becks Superior Hybrids Inc. as described in Official Record 278, Page 57 and being a corner of a tract of land owned by Ohio State University Farm Science Review as described in Deed Book 257, Page 718 and being a point in the centerline of the eastbound lane of U.S. Route 40 and being on the easterly line of V.M.S. 8374;

thence, North 26°-22'-20" West, 986.00 feet, along the easterly line of said Ohio State University Farm Science Review tract and the easterly line of V.M.S. 8374 to an iron pin found with a McCarty Cap on a corner of V.M.S. 3901 and 8374, passing for reference a concrete monument found at 120.39 feet;

thence, North 86°-58'-59" East, 1398.47 feet, to a 5/8" iron pin with cap set;

thence, South 03°-01'-01" East, 905.21 feet, to a Mag nail set in the centerline of the eastbound lane of U.S. Route 40, passing a 5/8" iron pin with cap set at 783.31 feet;

thence, South 86°-58'-59" West, 1007.59 feet, along the centerline of the eastbound lane of U.S. Route 40 to the place of beginning.

Containing 25.000 acres more or less with 2.608 acres being within existing road right-of-way and all being subject to any legal highways and easements of record.

The bearing are based on NAD83 CORS 96 Adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a survey performed under his direction and dated July 24, 2014.

