

SURVEY FOR LIVERPOOL LAND COMPANY

State of Ohio
Madison County
Pike Township
V.M.S. 10860 & 11087

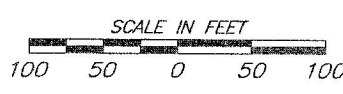
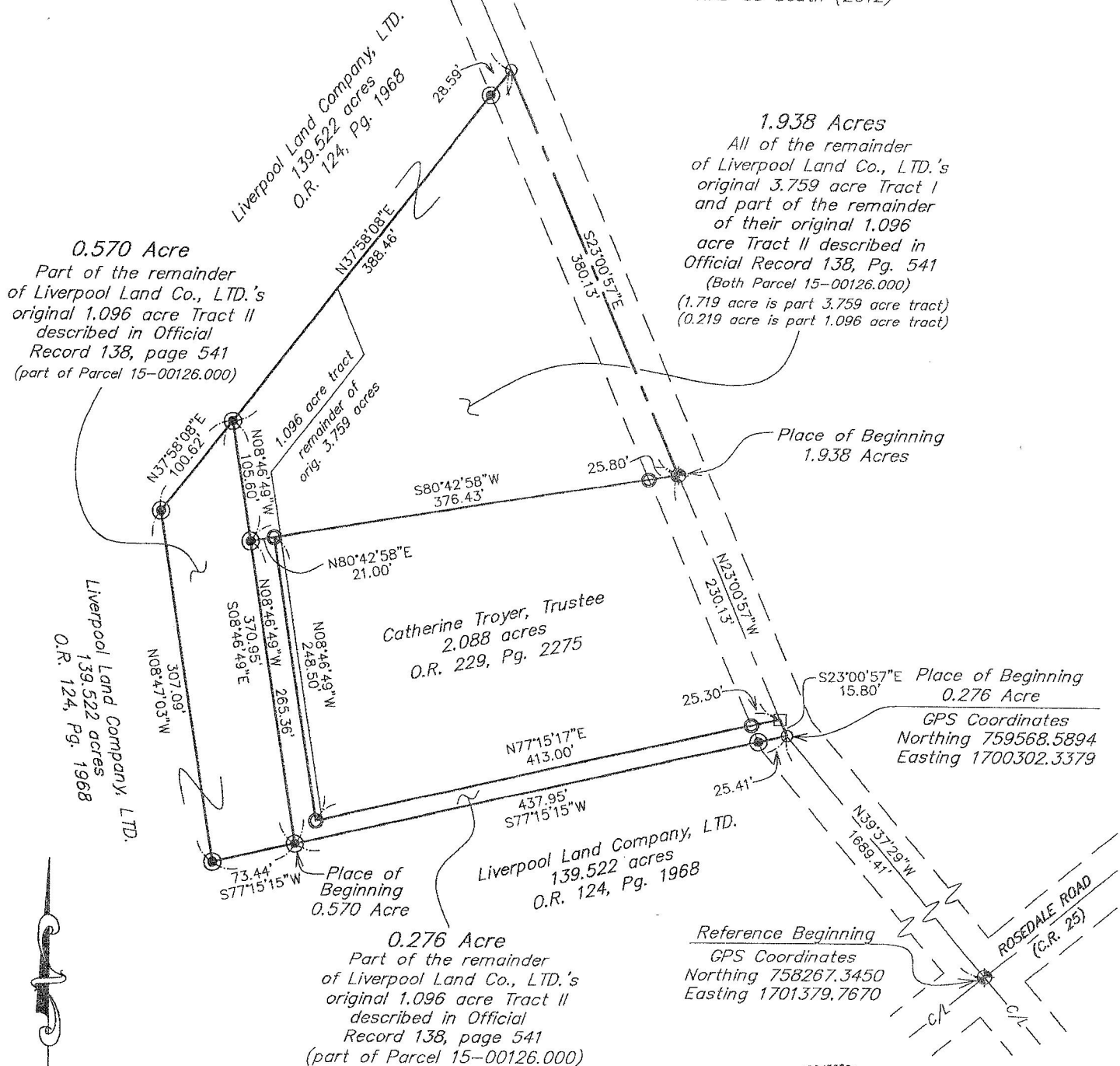
LEGEND:

- Railroad spike found
- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 3/4 inch iron pipe found
- 1 Inch square iron bar found

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on the State Plane Coordinate System NAD 83 South (2012)



Proj: LiverpoolLC1014 Date: January 21, 2015
Dwg: LiverpoolLC115 Scale: 1"=100'

Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599
Paul R. Clapsaddle, P.E., P.S.



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.
Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140

SURVEY DESCRIPTION

1.938 Acres

January 21, 2015

The following described 1.938 acre tract is situated in the State of Ohio, County of Madison, Township of Pike, V.M.S. 10860 & 11087, being all of the remainder of Liverpool Land Co., LTD.'s original 3.759 acre Tract I and part of the remainder of their original 1.096 acre Tract II, both being described in Official Record 138, page 541 (both Parcel 15-00126.000), and said 1.938 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Rosedale Milford Center Road (County Road 11, 50 feet wide) with the centerline of Rosedale Road (County Road 25);

Thence North 39°37'29" West 1689.41 feet, following the centerline of Rosedale Milford Center Road, to a magnetic nail set at an angle point in the centerline of said Road, at the southeast corner of said original 1.096 acre tract, and at a northeast corner of Liverpool Land Company, LTD's 139.522 acre tract described in Official Record 124, page 1968;

Thence North 23°00'57" West 245.93 feet, following the centerline of Rosedale Milford Center Road and a northeast line of said original 1.096 acre tract, passing at 15.80 feet a 1 inch square iron bar found at the southeast corner of Catherine Troyer, Trustee's 2.088 acre tract described in Official Record 229, page 2275, thereafter following the northeast line of said 2.088 acre tract, to a railroad spike found at the southeast corner of the remainder of said original 3.759 acre tract, said spike marking the *place of beginning*;

Thence **South 80°42'58" West 376.43 feet**, departing from the centerline of said Road, following the south line of the remainder of said original 3.759 acre tract and the north line of said 2.088 acre tract, passing a ¾ inch iron pipe found at 25.80 feet, passing the southwest corner of the remainder of said original 3.759 acre tract, also being an angle point in the easterly line of the remainder of said original 1.056 acre tract, passing at 355.43 feet a ¾ inch iron pipe found at the northwest corner of said 2.088 acre tract and also being another angle point in the easterly line of the remainder of said original 1.056 acre tract, thereafter entering the remainder of said

original 1.096 acre tract, to an iron pin set;

Thence **North 08°46'49" West 105.60 feet**, continuing through said original 1.096 acre tract, to an iron pin set in the northwest line of said original 1.096 acre tract and in a southeast line of said 139.522 acre tract;

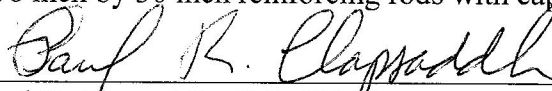
Thence **North 37°58'08" East 388.46 feet**, following the northwest line of said original 1.096 acre tract, the northwest line of said original 3.759 acre tract, and following the southeast line of said 139.522 acre tract, passing at 359.87 feet an iron pin set, to a magnetic nail set in the centerline of Rosedale Milford Center Road;

Thence **South 23°00'57" East 380.13 feet**, following the centerline of Rosedale Milford Center Road and the northeast line of said original 3.759 acre tract, to the **place of beginning, containing 1.938 acres**, more or less, and being subject to all valid easements and restrictions of record.

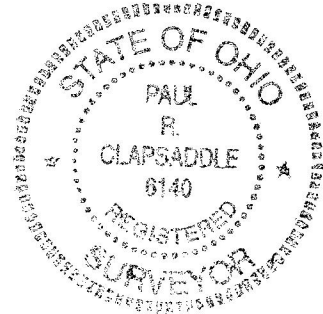
Of the above described 1.938 acre tract, 1.719 acre is part of said original 3.759 acre Tract I, and 0.219 acre is part of said original 1.096 acre Tract II.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of January 2014. Bearings indicated herein are based on the State Plane Coordinate System NAD 83 South (2012). Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:



Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



SURVEY DESCRIPTION

0.570 Acre

January 21, 2015

The following described 0.570 acre tract is situated in the State of Ohio, County of Madison, Township of Pike, V.M.S. 10860 & 11087, being part of the remainder of Liverpool Land Co., LTD.'s original 1.096 acre Tract II described in Official Record 138, page 541 (Parcel 15-00126.000), and said 0.570 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Rosedale Milford Center Road (County Road 11, 50 feet wide) with the centerline of Rosedale Road (County Road 25);

Thence North 39°37'29" West 1689.41 feet, following the centerline of Rosedale Milford Center Road, to a magnetic nail set at an angle point in said Road centerline, at the southeast corner of said original 1.096 acre tract, and at a northeast corner of Liverpool Land Company, LTD's 139.522 acre tract described in Official Record 124, page 1968;

Thence South 77°15'15" West 437.95 feet, departing from the centerline of said Road, following a south line of said original 1.096 acre tract, and following a north line of said 139.522 acre tract, passing an iron pin set at 25.41 feet, to an iron pin set and marking the *place of beginning*;

Thence *South 77°15'15" West 73.44 feet*, following a south line of said original 1.096 acre tract and following a north line of said 139.522 acre tract, to an iron pin set;

Thence *North 08°47'03" West 307.09 feet*, following the west line of said original 1.096 acre tract and an east line of said 139.522 acre tract, to an iron pin set;

Thence *North 37°58'08" East 100.62 feet*, following the northwest line of said original 1.096 acre tract and a southeast line of said 139.522 acre tract, to an iron pin set;

Thence *South 08°46'49" East 370.95 feet*, crossing said original 1.096 acre tract, to the *place of beginning, containing 0.570 acre*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of January 2015. Bearings indicated herein are based on the State Plane Coordinate System NAD 83 South (2012). Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:

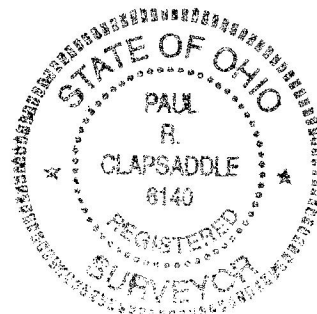


Paul R. Clapsaddle, R.S. #6140

19019 West Darby Road

Marysville, Ohio 43040

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SURVEY DESCRIPTION

0.276 Acre

January 21, 2015

The following described 0.276 acre tract is situated in the State of Ohio, County of Madison, Township of Pike, V.M.S. 10860 & 11087, being part of the remainder of Liverpool Land Co., LTD.'s original 1.096 acre Tract II described in Official Record 138, page 541 (Parcel 15-00126.000), and said 0.276 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Rosedale Milford Center Road (County Road 11, 50 feet wide) with the centerline of Rosedale Road (County Road 25);

Thence North $39^{\circ}37'29''$ West 1689.41 feet, following the centerline of Rosedale Milford Center Road, to a magnetic nail set at an angle point in said Road centerline, at the southeast corner of said original 1.096 acre tract, and at a northeast corner of Liverpool Land Company, LTD's 139.522 acre tract described in Official Record 124, page 1968, said nail marking the *place of beginning*;

Thence *South $77^{\circ}15'15''$ West 437.95 feet*, departing from the centerline of said Road, following a south line of said original 1.096 acre tract and following a north line of said 139.522 acre tract, passing an iron pin set at 25.41 feet, to an iron pin set;

Thence *North $08^{\circ}46'49''$ West 265.36 feet*, entering said original 1.096 acre tract, to an iron pin set;

Thence *North $80^{\circ}42'58''$ East 21.00 feet*, continuing through said original 1.096 acre tract, to a $\frac{3}{4}$ inch iron pipe found at the northwest corner of Catherine Troyer, Trustee's 2.088 acre tract described in Official Record 229, page 2275;

Thence *South $08^{\circ}46'49''$ East 248.50 feet*, following an east line of the remainder of said original 1.096 acre tract and the west line of said 2.088 acre tract, to a $\frac{3}{4}$ inch iron pipe found;

Thence **North 77°15'17" East 413.00 feet**, following a north line of said original 1.096 acre tract and the south line of said 2.088 acre tract, passing at 387.70 feet a ¾ inch iron pipe found, to a 1 inch square iron bar found in the centerline of Rosedale Milford Center Road;

Thence **South 23°00'57" East 15.80 feet**, following the centerline of Rosedale Milford Center Road and a northeast line of said original 1.096 acre tract, to the **place of beginning, containing 0.276 acre**, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of January 2015. Bearings indicated herein are based on the State Plane Coordinate System NAD 83 South (2012). Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio 43040
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