

LOT SPLIT SURVEY
SITUATED IN VIRGINIA MILITARY SURVEY NO. 1727
OAK RUN TOWNSHIP, MADISON COUNTY, STATE OF OHIO

BROOKS F. BEERY II,
 JANE E. BEERY
 DEED RECORD VOL. 248, PAGE 2206
 TRACT 1
 235 ACRES
 PARCEL #13-00012.001

BROOKS F. BEERY II,
 JANE E. BEERY
 DEED RECORD VOL. 297, PAGE 0900
 20.208 ACRES
 PARCEL #13-00012.001

ANNA B. WHITMER
DEED RECORD VOLUME 251, PAGE 191
TRACT ONE
134 ACRES ACRES
PARCEL #13-00163.000

DESCRIPTION OF 2.697 ACRES
 FROM LANDS OWNED BY ANNA B. WHITMER
 OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 1727, Township of Oak Run, County of Madison, State of Ohio, and being 2.697 acres of land, all out of that 134 acre tract of land owned by Anna B. Whitmer, of record in Deed Record Volume 251, Page 191, and identified therein as Tract One, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 2.697 acre tract of land being further described as follows:

The **True Place of Beginning** being a Mag nail set, being on the Centerline of State Route 56 (60 feet wide) as depicted upon sheet 17 of 30 of the "STATE OF OHIO DEPARTMENT OF HIGHWAYS - RIGHT OF WAY MAP OF LONDON CIRCLEVILLE ROAD, SH 243, dated 1932, and being at the southwest corner of said 134 acre tract of land, being the southeast corner of a 20 acre tract of land owned by Brooks F. Beery II, and Jane E. Beery, of record in Deed Record Volume 248, Page 2206, and being in a northerly line of a 184.289 acre tract of land owned by Patricia A. Beery, of record in Deed Record Volume 302, Page 720, and identified therein as Parcel 2; The **Point of Reference** being a 1.5' x 1.5' concrete fence post found marking the northwest corner of said 134 acre tract, and being an interior corner to that 235 acre tract of land identified as Tract 1, owned by Brooks F. Beery II, and Jane E. Beery, of record in Deed Record Volume 248, Page 2206, which bears North 24°44'28" East, along the westerly line of said 134 acre tract, being the easterly line of said 20.208 acre tract, and along an easterly line of said 235 acre Tract 1, a distance of 4810.81 feet, passing a 1.5' x 1.5' concrete fence post found at a distance of 28.30 feet, and a solid iron bar found at a distance of 1954.94 feet, and which is 25.00 feet southerly from the northeasterly corner of said 20.208 acre tract;

Thence from said **True Place of Beginning**, North 24°44'28" East, along the westerly line of said 134 acre tract, being the easterly line of said 20.208 acre tract, a distance of 348.80 feet to an iron pin set;

Thence South 66°54'00" East, into said 134 acre tract, a distance of 334.26 feet to an iron pin set, said course being parallel with, and 15 feet northeasterly from the line between two found 1.5 foot diameter concrete fence posts;

Thence South 24°33'28" West, a distance of 353.26 feet to a point in the centerline of said State Route 56, being a southerly line of said 134 acre tract, being a northerly line of said 184.289 acre Parcel 2, passing an iron pin set at a distance of 323.25 feet, said course being parallel with and 1.5 feet southeasterly from the line between two found 1.5 foot diameter concrete fence posts;

Thence North 66°08'01" West, along the centerline of said State Route 56, being a southerly line of said 134 acre tract, being a northerly line of said 184.289 acre Parcel 2, a distance of 335.29 feet to the **True Place of Beginning** and containing 2.697 acres of land.

V.M.S. 1727
 V.M.S. 12039

STATE PLANE
 OHIO SOUTH ZONE
 N 660602.16
 E 1731014.86

TRUE PLACE OF BEGINNING FOR 2.697 ACRE TRACT
SECONDARY POINT OF REFERENCE FOR 0.049 ACRE DRAINAGE EASEMENT
MAG NAIL SET AT S.W. CORNER OF 134 ACRE TRACT ONE ON CENTERLINE STATE ROUTE 56

DESCRIPTION OF 0.049 ACRE DRAINAGE EASEMENT
 FROM LANDS OWNED BY ANNA B. WHITMER
 OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 1727, Township of Oak Run, County of Madison, State of Ohio, and being a 0.049 acre of Drainage Easement, all out of that 134 acre tract of land owned by Anna B. Whitmer, of record in Deed Record Volume 251, Page 191, and identified therein as Tract One, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 2.697 acre tract of land being further described as follows:

The **Point of Reference** being a Mag nail set, being on the Centerline of State Route 56 (60 feet wide) as depicted upon sheet 17 of 30 of the "STATE OF OHIO DEPARTMENT OF HIGHWAYS - RIGHT OF WAY MAP OF LONDON CIRCLEVILLE ROAD, SH 243, dated 1932, and being at the southwest corner of said 134 acre tract of land, being the southeast corner of a 20 acre tract of land owned by Brooks F. Beery II, and Jane E. Beery, of record in Deed Record Volume 248, Page 2206, and being in a northerly line of a 184.289 acre tract of land owned by Patricia A. Beery, of record in Deed Record Volume 302, Page 720, and identified therein as Parcel 2; The **Secondary Point of Reference** being a 1.5' x 1.5' concrete fence post found marking the northwest corner of said 134 acre tract, and being an interior corner to that 235 acre tract of land identified as Tract 1, owned by Brooks F. Beery II, and Jane E. Beery, of record in Deed Record Volume 248, Page 2206, which bears North 24°44'28" East, along the westerly line of said 134 acre tract, being the easterly line of said 20.208 acre tract, and along an easterly line of said 235 acre Tract 1, a distance of 4810.81 feet, passing a 1.5' x 1.5' concrete fence post found at a distance of 28.30 feet, and a solid iron bar found at a distance of 1954.94 feet, and which is 25.00 feet southerly from the northeasterly corner of said 20.208 acre tract; Thence from said **Point of Reference**, which is also the southwesterly corner of a 2.697 acre tract of land which this herein described easement is to serve, North 24°44'28" East, along the westerly line of said 134 acre tract, being the easterly line of said 20.208 acre tract, and the westerly line of said 2.697 acre tract, a distance of 348.80 feet to an iron pin set at the northwesterly corner of said 2.697 acre tract; Thence South 66°54'00" East, into said 134 acre tract, and along the northerly line of said 2.697 acre tract, a distance of 215.04 feet to the **True Place of Beginning** of the herein described 0.049 acre of Drainage Easement;

Thence North 12°45'06" East, a distance of 214.25 feet to a point in the center of an existing ditch which flows northerly;

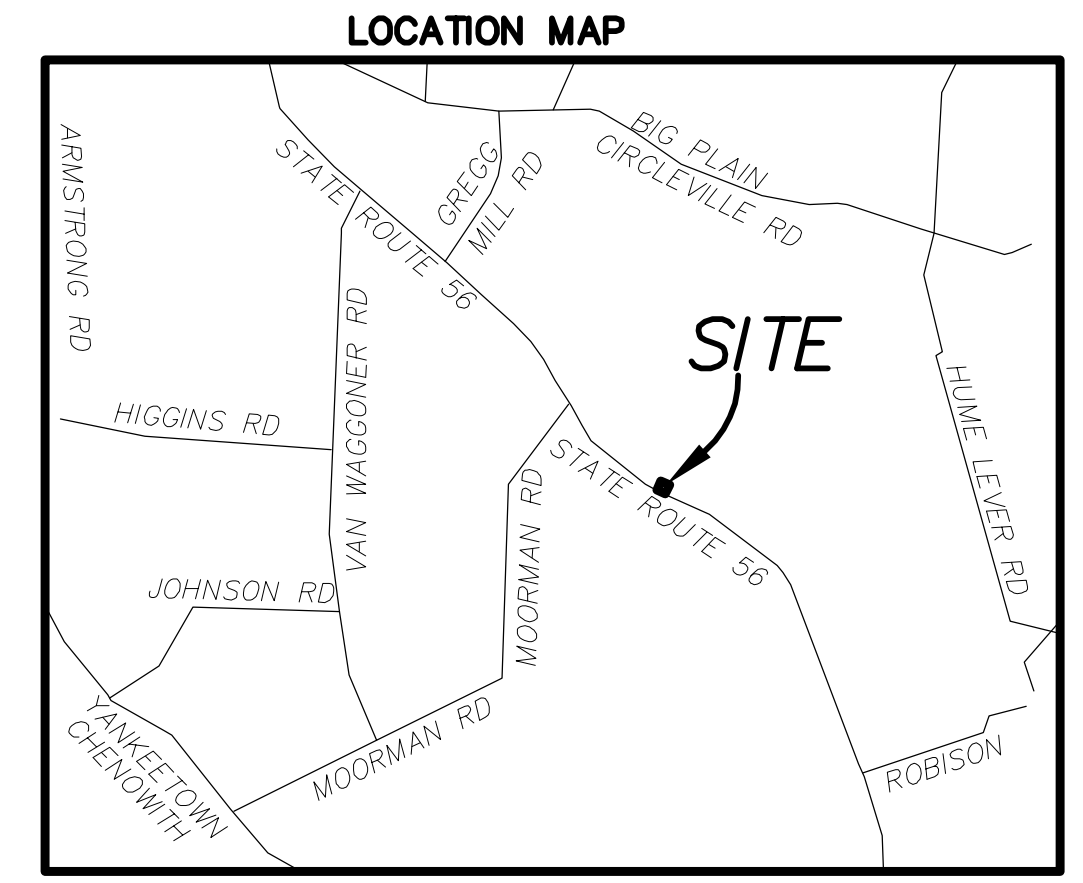
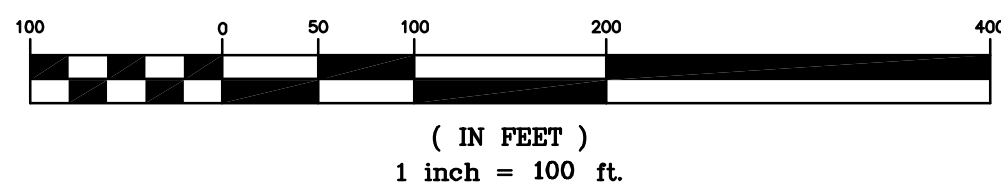
Thence South 77°14'54" East, a distance of 10.00 feet to a point;

Thence South 12°45'06" West, a distance of 216.08 feet to a point in the northerly line of said 2.697 acre tract;

Thence North 66°54'00" West, along the northerly line of said 2.697 acre tract, a distance of 101.7 feet to the **True Place of Beginning** and containing 0.049 acres of land.

For the purpose of this exhibit, a bearing of North 24°44'28" East was used on the west line of that 134 acre tract of land owned by Anna B. Whitmer, of record in Deed Record Volume 251, Page 191, and identified therein as Tract One, also being the east line of that 20 acre tract of land owned by Brooks F. Beery II, and Jane E. Beery, of record in Official Record Volume 248, Page 2206, on file in the Office of the Recorder, Madison County, Ohio. Said bearing being determined by GPS observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey, and is based upon the Ohio South Zone State Plane Coordinate System.

GRAPHIC SCALE



RWY FARMS, LTD.
 DEED RECORD VOL. 257, PAGE 652
 369 ACRES
 PARCEL #13-00171.000

ALL IRON PINS SET ARE
 3/4" PIPES WITH YELLOW
 PLASTIC CAPS STAMPED PSS 7869
 ○ = 30" IRON PIN SET WITH CAP



PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS
 John W. Evers
 JOHN W. EVERS P.S. 7869
 Fieldwork for actual survey conducted by John Evers, in June of 2015.

| | |
|-----------------|--|
| RECORD NUMBER | LOT SPLIT SURVEY |
| LOCATION | V.M.S. NO. 1727 OAK RUN TOWNSHIP MADISON COUNTY, OHIO |
| CLIENT | BROOKS F. BEERY II |
| PREPARED BY | PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ FAX ~ (740) 845-1422 |
| DRAWN BY | J.W.E. |
| CHECKED BY | J.W.E. |
| ORDER NO. | AREA NO. |
| SCALE 1" = 100' | SHEET 1 OF 1 |

PATRICIA A. BEERY
 DEED RECORD VOL. 302, PAGE 720
 PARCEL 1
 1.8074 ACRES
 PARCEL #13-00011.001

DESCRIPTION OF 2.697 ACRES
FROM LANDS OWNED BY
SAMUEL WHITMER, AND SUSAN W. CRAFT
OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 1727, Township of Oak Run, County of Madison, State of Ohio, and being **2.697 acres** of land, all out of that 134 acre tract of land owned by Samuel Whitmer, and Susan W. Craft, of record in Official Record Book 284, Page 2692, and identified therein as Tract One, (Parcel #13-00163.000) all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 2.697 acre tract of land being further described as follows:

The **True Place of Beginning** being a Mag nail set, being on the Centerline of State Route 56 (60 feet wide) as depicted upon sheet 17 of 30 of the "STATE OF OHIO DEPARTMENT OF HIGHWAYS - RIGHT OF WAY MAP of LONDON CIRCLEVILLE ROAD, SH 243, dated 1932, and being at the southwest corner of said 134 acre tract of land, being the southeast corner of a 20 acre tract of land owned by Brooks F. Beery II, and Jane E. Beery, of record in Deed Record Volume 248, Page 2206, and being in a northerly line of a 184.289 acre tract of land owned by Patricia A. Beery, of record in Deed Record Volume 302, Page 720, and identified therein as Parcel 2; The **Point of Reference** being a 1.5' x 1.5' concrete fence post found marking the northwest corner of said 134 acre tract, and being an interior corner to that 235 acre tract of land identified as Tract 1, owned by Brooks F. Beery II, and Jane E. Beery, of record in Deed Record Volume 248, Page 2206, which bears North 24°44'28" East, along the westerly line of said 134 acre tract, being the easterly line of said 20.208 acre tract, and along an easterly line of said 235 acre Tract 1, a distance of 4810.81 feet, passing a 1.5' x 1.5' concrete fence post found at a distance of 28.30 feet, and a solid iron bar found at a distance of 1954.94 feet, and which is 25.00 feet southerly from the northeasterly corner of said 20.208 acre tract;

Thence from said **True Place of Beginning**, North 24°44'28" East, along the westerly line of said 134 acre tract, being the easterly line of said 20.208 acre tract, a distance of 348.80 feet to an iron pin set;

Thence South 66°54'00" East, into said 134 acre tract, a distance of 334.26 feet to an iron pin set, said course being parallel with, and 15 feet northeasterly from the line between two found 1.5 foot diameter concrete fence posts;

Thence South 24°33'28" West, a distance of 353.26 feet to a point in the centerline of said State Route 56, being a southerly line of said 134 acre tract, being a northerly line of said 184.289 acre Parcel 2, passing an iron pin set at a distance of 323.25 feet, said course being parallel with and 1.5 feet southeasterly from the line between two found 1.5 foot diameter concrete fence posts;

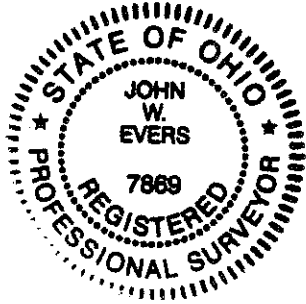
Thence North 66°08'01" West, along the centerline of said State Route 56, being a southerly line of said 134 acre tract, being a northerly line of said 184.289 acre Parcel 2, a distance of 335.29 feet to the True Place of Beginning and containing 2.697 acres of land.

All iron pins set are 30" in length, with plastic cap stamped 'PSS 7869". This description is based upon an actual field survey conducted by John Evers, in June of 2015.

For the purpose of this description, a bearing of North 24°44'28" East was used on the west line of that 134 acre tract of land owned by Samuel Whitmer, and Susan W. Craft, of record in Deed Record Volume 251, Page 191, and identified therein as Tract One, also being the east line of that 20 acre tract of land owned by Brooks F. Beery II, and Jane E. Beery, of record in Deed Record Volume 248, Page 2206, on file in the Office of the Recorder, Madison County, Ohio. Said bearing being determined by GPS

observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey, and is based upon the Ohio South Zone State Plane Coordinate System.

PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors



John W. Evers P.S. 7869

John W. Evers 06-19-2015

DESCRIPTION OF 0.049 ACRE DRAINAGE EASEMENT
FROM LANDS OWNED BY
SAMUEL WHITMER, AND SUSAN W. CRAFT
OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

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Thence North 12°45'06" East, a distance of 214.25 feet to a point in the center of an existing ditch which flows northerly;

Thence South 77°14'54" East, a distance of 10.00 feet to a point;

Thence South 12°45'06" West, a distance of 216.08 feet to a point in the northerly line of said 2.697 acre tract;

Thence North 66°54'00" West, along the northerly line of said 2.697 acre tract, a distance of 10.17 feet to the True Place of Beginning and containing 0.049 acres of land.

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John W. Evers 06-19-2015