

SITUATED IN THE STATE OF OHIO,
MADISON COUNTY,
RANGE TOWNSHIP,
V.M.S 7467

BEING A NEW SURVEY OF 2.732 TOTAL ACRES
ALL OUT OF PART OF AUDITOR'S PARCEL 21-00276.000
0.402 ACRES IN THE ROAD RIGHT OF WAY

ACREAGE INFORMATION:

2.732 ACRES TOTAL OUT OF PART OF AUDITOR'S PARCEL 21-00276.000,
BEING PART OF THAT 60 ACRE TRACT (63.575 ACRES AS SURVEYED)
DESCRIBED AS TRACT 2 IN OFFICIAL RECORD VOLUME 174, PAGE 2395,
LEAVING A REMAINDER OF 60.843 ACRES BY SURVEY.

0.402 ACRES OF SAID 2.732 ACRES BEING LOCATED WITHIN THE RIGHT OF
WAY OF THE PUBLIC ROADS, LEAVING A NET ACREAGE OF 2.330 ACRES.

BASIS OF COORDINATES:

AN OHIO STATE PLANE (SOUTH ZONE) GRID COORDINATE VALUE OF:

N 649005.8310 E 1715718.2060

WAS WAS MEASURED AT THE RAILROAD SPIKE FOUND AT THE INTERSECTION
OF YANKEETOWN CHENOWETH ROAD AND MOORMAN ROAD, BEING THE
SOUTHWEST CORNER OF THE 2.732 ACRE TRACT.

AN OHIO STATE PLANE (SOUTH ZONE) GRID COORDINATE VALUE OF:

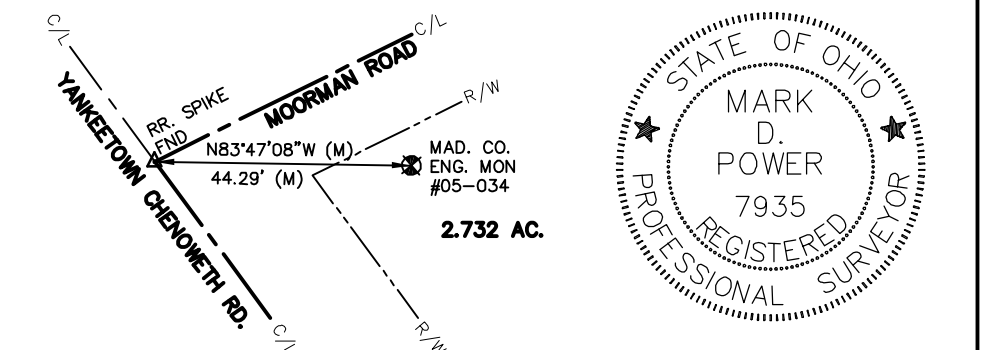
N 649788.2160 E 1717296.7210

WAS WAS MEASURED AT A RAILROAD SPIKE FOUND IN MOORMAN ROAD
BEING THE NORTHERLY CORNER OF THE 60 ACRE TRACT DESCRIBED AS
TRACT 2 IN OFFICIAL RECORD 174, PAGE 2395.

AN OHIO STATE PLANE (SOUTH ZONE) GRID COORDINATE VALUE OF:

N 649001.04 E 1715762.23

WAS WAS MEASURED AT MADISON COUNTY ENGINEER'S SURVEY MONUMENT
05-034 FOUND ON THE EAST SIDE OF MOORMAN ROAD.



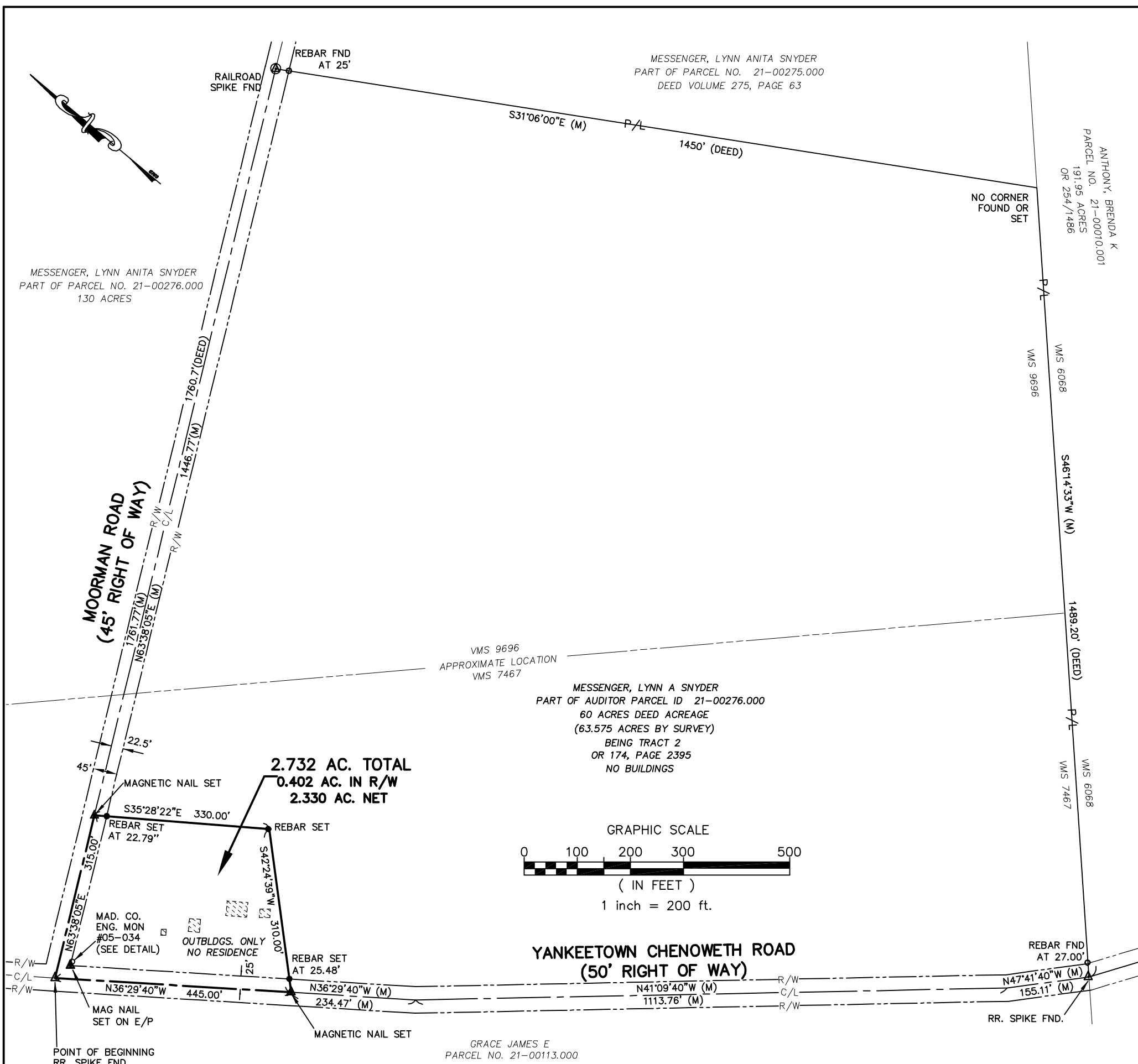
BASIS OF BEARING:

OHIO STATE PLANE (SOUTH ZONE) GRID BEARING OF NORTH 63°38'05" EAST
WAS MEASURED BETWEEN A RAILROAD SPIKE FOUND AT THE INTERSECTION
OF YANKEETOWN CHENOWETH ROAD AND MOORMAN ROAD, AND A RAILROAD
SPIKE FOUND AT THE NORTHERLY CORNER OF THAT 60 ACRE TRACT (63.575
ACRES BY SURVEY) DESCRIBED AS TRACT 2 IN OFFICIAL RECORD 174, PAGE
2395.

I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD
SURVEY OF THE PROPERTY IN DECEMBER 2016, MONUMENTS WERE SET AS
INDICATED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

Mark D. Power JANUARY 23, 2016

MARK D. POWER
PROFESSIONAL SURVEYOR #7935
97 RICHMOND AVENUE
LONDON, OHIO 43140
(614) 546-8337



Description of 2.732 Acres of Land
State of Ohio, Madison County
Range Township, Virginia Military Survey 7467

Situated in the State of Ohio, Madison County, Range Township, Virginia Military Survey 7467, and being 2.732 acres of land all out of part of Madison County Auditor's Parcel 21-00276.00, part of that 60 acre tract (63.575 acres by survey) described as Tract 2 conveyed to Lynn Anita Snyder Messenger in Madison County Recorder's Official Record 174, Page 2395, said 2.732 acres of land being more particularly described as follows:

The TRUE POINT OF BEGINNING being a railroad spike found at the intersection of Yankeetown Chenoweth Road and Moorman Road, the most westerly corner of said 60 acre tract (63.575 acres by survey), said spike being located North 83°47'08" West, 44.29 feet from Madison County Engineer Survey Monument 05-034;

Thence North 63°38'05" East, along Moorman Road, being the northwesterly line of said 60 acre tract, 315.00 feet to a magnetic nail set;

Thence South 35°28'22" East, into said 60 acre tract, passing a rebar set at 22.79 feet, 330.00 feet to a rebar set;

Thence South 42°24'39" West, passing a rebar set at 284.52 feet, 310.00 feet to a magnetic nail set in Yankeetown Chenoweth Road, being the southwesterly line of said 60 acre tract;

Thence North 36°29'40" West, along Yankeetown Chenoweth Road, being the southwesterly line of said 60 acre tract, 445.00 feet to the TRUE POINT OF BEGINNING.

Containing 2.732 acres of land.

For the purpose of this description a bearing of North 63°38'05" East was measured along the northwest line of said 60 acre tract between a railroad spike found at the intersection of Yankeetown Chenoweth Road and Moorman Road and a railroad spike found in Moorman Road at the northerly corner said 60 acre tract.



01/23/16

Mark D. Power, Professional Surveyor No. 7935

97 Richmond Avenue, London, Ohio 43140

614-546-8337