

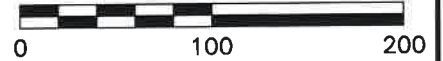
LEGEND

- IRON PIN SET
- △ MAG NAIL SET
- ½" IRON PIPE FOUND, UNCAPPED
- FENCE POST
- x— WOVEN WIRE FENCE
- >— APPROX. \hat{C} OF DRAINAGE DITCH AS SURVEYED ON 4/14/16

PLAT OF SURVEY
 STATE OF OHIO, COUNTY OF MADISON,
 TOWNSHIP OF OAK RUN,
 VIRGINIA MILITARY SURVEY NO. 1020



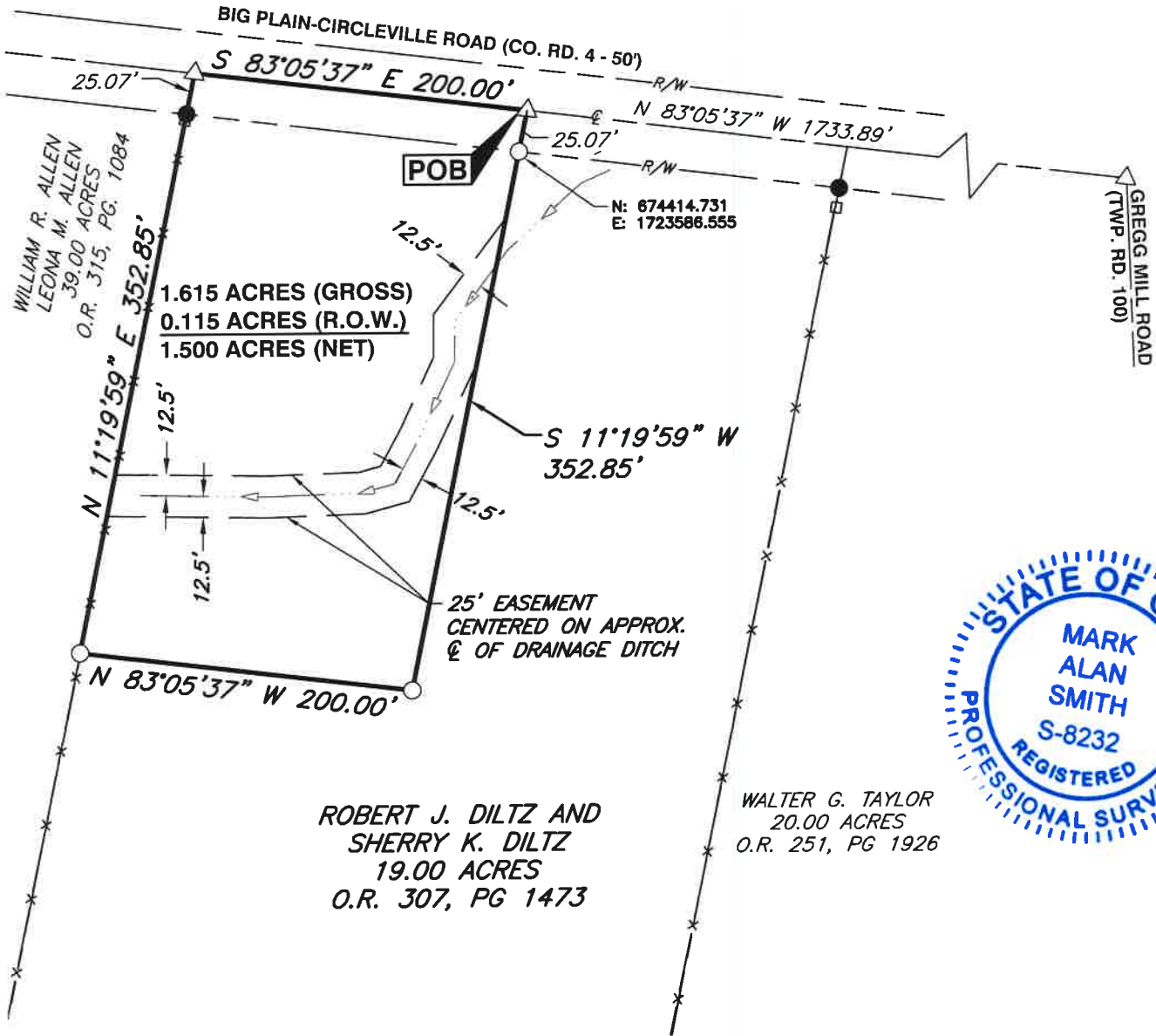
NORTH
 SCALE IN FEET



IRON PINS SET ARE 5/8" REBAR, 30 INCHES IN LENGTH, WITH YELLOW CAP BEARING INITIALS "CEC"

PERTINENT DOCUMENTS:

DEEDS OF RECORD, MADISON COUNTY RECORDER'S OFFICE
 RECORD SURVEYS & TAX MAPS, MADISON COUNTY MAP ROOM



**ROBERT J. DILTZ AND
 SHERRY K. DILTZ**
 19.00 ACRES
 O.R. 307, PG 1473

WALTER G. TAYLOR
 20.00 ACRES
 O.R. 251, PG 1926

WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

NOTE:

COORDINATES SHOWN HEREON ARE BASED ON OHIO STATE PLANE, SOUTH ZONE, NAD 83 (2011) PER POST-PROCESSED OPUS SOLUTIONS AT THE TIME OF THE SURVEY

BASIS OF BEARINGS:

THE BEARINGS AS DESCRIBED ABOVE ARE BASED ON THE BEARING OF NORTH 83°05'37" WEST FOR A PORTION OF THE CENTERLINE OF BIG PLAIN-CIRCLEVILLE ROAD AS DETERMINED BY GPS OBSERVATIONS USING POST-PROCESSED OPUS SOLUTIONS, BASED ON NAD 83 (2011), AT THE TIME OF THE SURVEY.

McOAG *[Signature]* 4/29/2016

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 MARK ALAN SMITH
 PROFESSIONAL SURVEYOR NO.: S-8232



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MADISON COUNTY, OHIO

1.615 ACRES

DRAWN BY:	MJA	CHECKED BY:	MAS	APPROVED BY:	MAS	DRAWING NO.:
DATE:	April 29, 2016	DWG SCALE:	1"=100'	PROJECT NO.:	161-564	PLAT



**DESCRIPTION OF A
1.615 ACRE TRACT**

Situated in the State of Ohio, County of Madison, Township of Oak Run, lying within Virginia Military Survey No. 1020, being part of that 19.00 acre tract as described to in deed to Robert J. Diltz and Sherry K. Diltz, of record in Official Record Book 307, Page 1472 (PPN 13-00019.000), all being of record in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at a mag nail set in the centerline intersection of Big Plain-Circleville Road (Co. Rd. 4) and Gregg Mill Road (Twp. Rd. 100);

Thence North 83°05'37" West, with the centerline of said Big Plain-Circleville Road, a distance of 1733.89 feet, to a mag nail set, being the **POINT OF TRUE BEGINNING**;

Thence through said 19.00 acre tract, the following courses:

South 11°19'59" West, a distance of 352.85 feet (passing an iron pin set at a distance of 25.07 feet), to an iron pin set;

North 83°05'37" West, a distance of 200.00 feet, to an iron pin set in the common line of said 19.00 acre tract and that 39.00 acre tract as described in deed to William R. Allen and Leona M. Allen, of record in Official Record Book 315, Page 1084;

Thence North 11°19'59" East, with the common line of said 19.00 acre tract and said 39.00 acre tract, a distance of 352.85 feet (passing a ½" iron pipe at a distance of 327.78 feet), to a mag nail set in said centerline of Big Plain-Circleville Road, being the northwesterly corner of said 19.00 acre tract and the northeasterly corner of said 39.00 acre tract;

Thence South 83°05'37" East, with said centerline and northerly line, a distance of 200.00 feet, to the **POINT OF TRUE BEGINNING**, containing 1.615 acres, more or less, with 0.115 acres being within the right-of-way of Big Plain-Circleville Road.

Iron pins set are 5/8-inch rebar, 30 inches in length, with a yellow cap bearing the initials "CEC".

Subject, however, to all easements, restrictions, and rights-of-way of record, if any.

The bearings as described are based on the bearing of North 83°05'37" West for a portion of the centerline of Big Plain-Circleville Road as determined by GPS observations using post-processed OPUS solutions, based on NAD 83 (2011), at the time of the survey.

The above description is based on existing records obtained from the Madison County Recorder's Office and an actual field survey performed on April 14, 2016 under my supervision.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

4/29/2016

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

Date

Grantor(s) hereby reserves a 25' Maintenance Easement, centered on a certain existing drainage ditch located on the 1.615 described hereon and as shown on the attached survey dated April 29, 2016 for the purpose of maintaining said drainage ditch. The Easement conveys all necessary and convenient rights for the Grantors use, including but without limitation, the right to install, maintain, inspect, protect, replace, test, repair, alter, change the size, abandon, enlarge, upgrade, relocate within the Easement area, extend or remove drainage tile and tile outlets, with support structures and associated equipment as it may deem appropriate, adding thereto from time to time; perform grading or filling; cut, trim remove, at Grantors option, without liability to Grantees, any trees, brush, shrubs, undergrowth, of whatever size, structures or other obstructions that in Grantors' reasonable judgment endangers or will endanger the safety of, interfere with or encroach upon the use of its Easement, both within and adjoining the Easement. Within the Easement, Grantees shall not place any structures, piles of debris, interfere with lateral support, or change the level of the ground by excavation or mounding without Grantors written consent.