

CLARK COUNTY ENGINEER'S
REVISED RECORD OF LAND SURVEYS

VOLUME: _____ PAGE: _____

PART OF VMS 9757, 8227, 9585-9660
STOKES TOWNSHIP MADISON COUNTY,
MADISON TOWNSHIP, CLARK COUNTY,
STATE OF OHIO

THIS PLAT IS BASED ON A SURVEY OF 38.892 ACRES ALL OUT OF THAT 292.541 ACRE TRACT CONVEYED IN MADISON COUNTY RECORDER'S O.R. 311, 689-698 TO V & A HEISLER, LLC, BEING 15.285 ACRES, MADISON COUNTY PIN #27-00113.000

AND ALSO

23.606 ACRES ALL OUT OF THAT 292.541 ACRE TRACT CONVEYED IN CLARK COUNTY RECORDER'S O.R. 2064, 433 TO V & A HEISLER, LLC, BEING PART OF CLARK COUNTY PIN #1601609585000007.

BEING CONTIGUOUS ON THE SOUTHWEST SIDE TO THE 46.3 ACRE TRACT CONVEYED TO MICHAEL S. VALLERY AND LAURA L. VALLERY IN MADISON COUNTY RECORDER'S OFFICE O.R. 258, PG. 2164, BEING MADISON COUNTY AUDITOR PIN 27-000177.000.

AND CONTIGUOUS TO THAT 7.62 ACRES CONVEYED TO MICHAEL S. VALLERY AND LAURA L. VALLERY IN CLARK COUNTY RECORDER'S OFFICE O.R. 1891/2530, BEING CLARK COUNTY AUDITOR PIN 1601607025000002.

BASIS OF COORDINATES:
TRI COUNTY CONCRETE MONUMENT FOUND

MEASURED UTILIZING OHIO DEPARTMENT OF TRANSPORTATION VRS GPS
OHIO STATE PLANE - SOUTH ZONE

DISTANCES ARE GROUND FROM THE PROJECT POINT
SCALE FACTOR FROM NATIONAL GEODETIC SURVEY = 0.9999588

MEASURED: N 647709.7800 US FT. LAT N 39°46'21.7672"
E 1645877.4480 U.S. FT. LONG W 083°38'52.2053"

BASIS OF BEARING:
GRID BEARINGS ARE OHIO STATE PLANE - SOUTH ZONE
A BEARING OF SOUTH 05°12'18" WEST WAS MEASURED FROM THE TRI COUNTY CONCRETE MONUMENT TO THE CONCRETE MONUMENT FOUND ON THE NORTHEAST SIDE OF SHOCKLEY ROAD.

POINTS IN POTENTIAL CULTIVATED AREAS WERE NOT SET.

I CERTIFY THAT THE SURVEY CONTAINED HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY IN APRIL-MAY 2016 OF PART OF THAT 292.541 ACRE TRACT CONVEYED TO V & A HEISLER, LLC IN: MADISON COUNTY RECORDER'S OFFICE O.R. 311, PAGE 689; CLARK COUNTY RECORDER'S OFFICE O.R. 2064, PAGE 433

BEING:
MADISON COUNTY AUDITOR PARCEL 27-00113.000;
PART OF CLARK COUNTY AUDITOR PARCEL 1601609585000007.

THIS SURVEY IS SUBJECT TO FACTS TITLE THAT WOULD BE CONTAINED IN AN ABSTRACT OF TITLE. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ALL MONUMENTS, AND DIMENSIONS ARE FOUND AND SET ACCORDING TO THE GROUND DISTANCES AS SHOWN.

Mark Power
May 16, 2016

MARK POWER, OHIO PROFESSIONAL LAND SURVEYOR #7935
OHIO PROFESSIONAL LAND SURVEYOR #7935

SURVEYED FOR:
MICHAEL AND LAURA VALLERY
14571 DORN ROAD, LONDON, OHIO

SHT 1
OF 1

POWER

GEOSPATIAL, LTD.

MARK D. POWER
PROFESSIONAL SURVEYOR
614-546-8337

POWERGEOSPATIAL@GMAIL.COM

97 RICHMOND AVENUE,
LONDON, OHIO 43140



- LEGEND
- △ RAILROAD SPIKE FOUND
 - MONUMENT/STONE FOUND AS SHOWN AND DESCRIBED
 - 5/8" REBAR SET WITH CAP STAMPED "POWER 7935"

L1 N 83°44'22" E 192.64' L3 S 59°57'34" E 126.30' L5 N 29°30'39" W 81.17'
L2 S 88°46'23" E 184.40' L4 N 68°03'00" E 62.19'

CURVE 1
Δ=7°29'15"
R=150.00'
L=19.60'
CH BRG=N 87°28'59" E
CHORD=19.59'

CURVE 2
Δ=28°48'49"
R=150.00'
L=75.43'
CH BRG=S 74°21'58" E
CHORD=74.64'

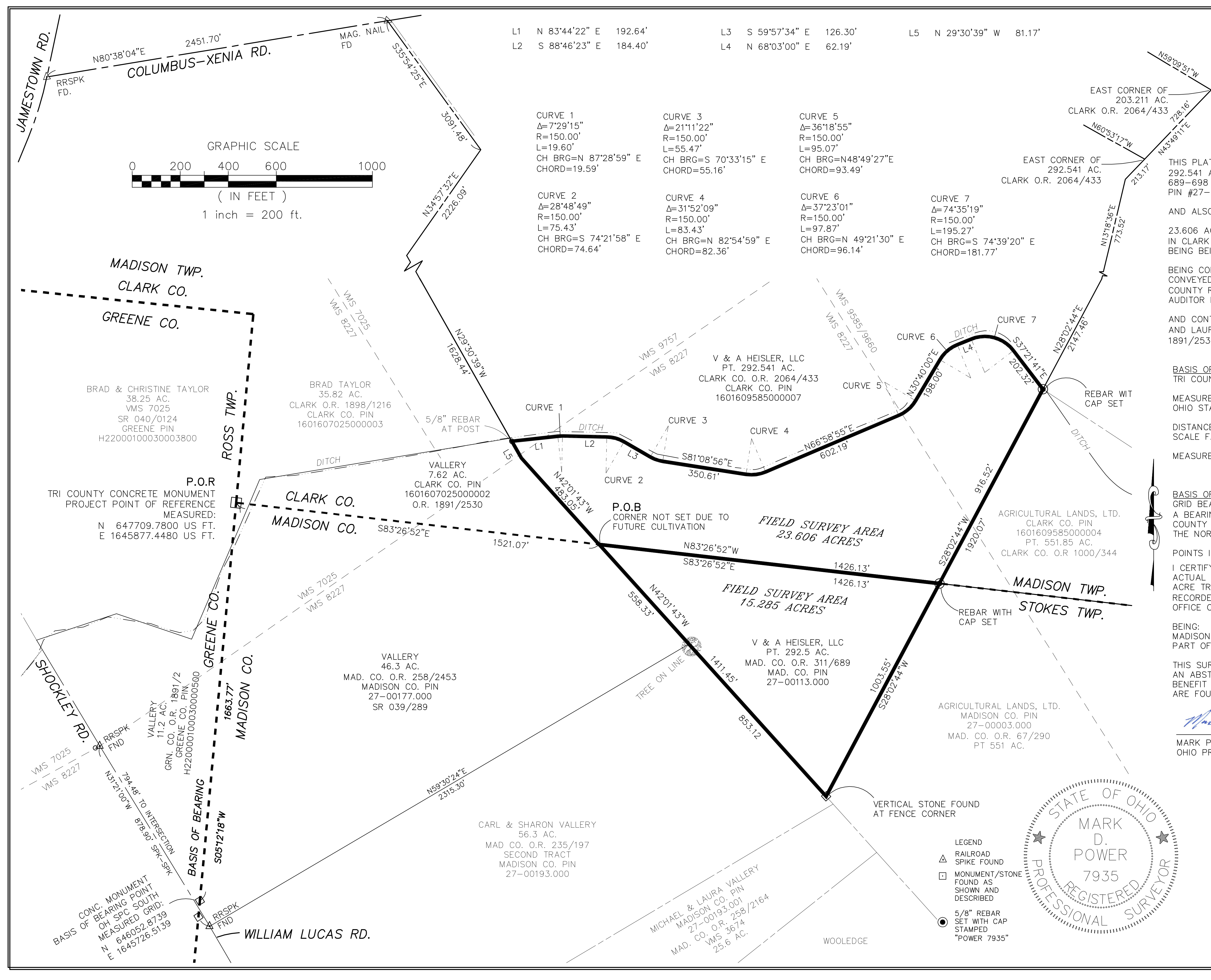
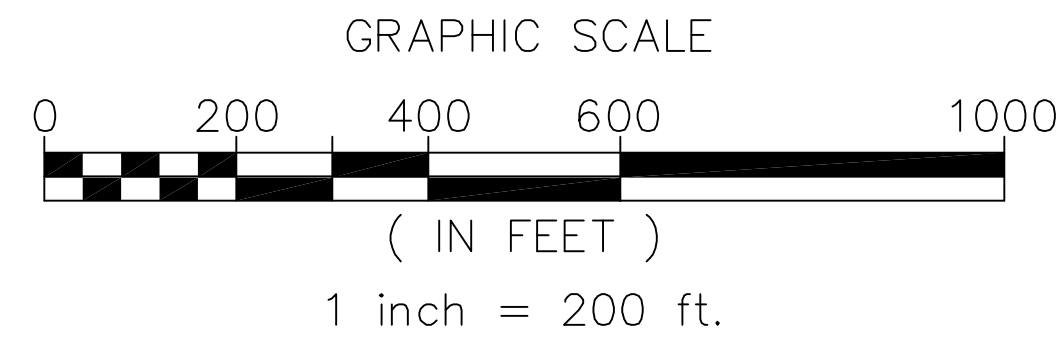
CURVE 3
Δ=21°11'22"
R=150.00'
L=55.47'
CH BRG=S 70°33'15" E
CHORD=55.16'

CURVE 4
Δ=31°52'09"
R=150.00'
L=83.43'
CH BRG=N 82°54'59" E
CHORD=82.36'

CURVE 5
Δ=36°18'55"
R=150.00'
L=95.07'
CH BRG=N48°49'27"E
CHORD=93.49'

CURVE 6
Δ=37°23'01"
R=150.00'
L=97.87'
CH BRG=N 49°21'30" E
CHORD=96.14'

CURVE 7
Δ=74°35'19"
R=150.00'
L=195.27'
CH BRG=S 74°39'20" E
CHORD=181.77'



CONC. MONUMENT
BASIS OF BEARING POINT
OH SPC SOUTH
MEASURED GRID:
N 646052.8739
E 1645726.5139

BRAD & CHRISTINE TAYLOR
38.25 AC.
VMS 7025
SR 040/0124
GREENE PIN
H22000100030003800

BRAD TAYLOR
35.82 AC.
CLARK O.R. 1898/1216
CLARK CO. PIN
1601607025000003

VALLERY
7.62 AC.
CLARK CO. PIN
1601607025000002
O.R. 1891/2530

VALLERY
46.3 AC.
MAD. CO. O.R. 258/2453
MADISON CO. PIN
27-00177.000
SR 039/289

CARL & SHARON VALLERY
56.3 AC.
MAD CO. O.R. 235/197
SECOND TRACT
MADISON CO. PIN
27-00193.000

V & A HEISLER, LLC
PT. 292.541 AC.
CLARK CO. O.R. 2064/433
CLARK CO. PIN
1601609585000007

V & A HEISLER, LLC
PT. 292.5 AC.
MAD. CO. O.R. 311/689
MAD. CO. PIN
27-00113.000

AGRICULTURAL LANDS, LTD.
MADISON CO. PIN
27-00003.000
MAD. CO. O.R. 67/290
PT 551 AC.

MICHAEL & LAURA VALLERY
MADISON CO. PIN
27-00193.001
O.R. 258/2164
VMS 3674
25.6 AC.

AGRICULTURAL LANDS, LTD.
MADISON CO. PIN
27-00003.000
MAD. CO. O.R. 67/290
PT 551 AC.

AGRICULTURAL LANDS, LTD.
CLARK CO. PIN
1601609585000004
PT. 551.85 AC.
CLARK CO. O.R. 1000/344

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27-00003.000
MAD. CO. O.R. 67/290
PT 551 AC.

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PT 551 AC.

AGRICULTURAL LANDS, LTD.
MADISON CO. PIN

DESCRIPTION OF A 15.285 ACRE PARCEL OF LAND
ALL IN STOKES TOWNSHIP, MADISON COUNTY, OHIO
MADISON COUNTY AUDITOR PARCEL
27-00113.000

Situated in the State of Ohio, Madison County, Stokes Township, Virginia Military Survey 8227, and being 15.285 acres in Madison County of that 292.541 acre tract conveyed to V & A Heisler, LLC in Clark County Recorder's Official Record 2064, Page 433 and located in Stokes Township, Madison County and Madison Township, Clark County. Said 15.285 acres is known as Madison County Parcel 27-00113.000 and is more particularly described as follows:

Beginning for Reference at a concrete monument found at the corner intersection of Madison, Clark, and Green Counties; Thence South 83°26'52" East along the line between Madison and Clark Counties, 1521.07 feet to a point (not set due to cultivation) in a southwesterly line of said 292.541 acre tract, at the east corner of a 7.6 acre tract known as Clark County Parcel 1601607025000002 conveyed to Michael & Laura Vallery in Clark County Official Record 1891, Page 2530, also being the northeasterly corner of that 46.3 acre tract known as Madison County Parcel 27-00177.000 conveyed to Michael & Laura Vallery in Madison County Official Record 258, Page 2453, being the True Point of Beginning;

Thence continuing South 83°26'52" East , along the County line, contiguous with that part of the 292.541 acre tract known as Clark County Auditor Parcel 1601609585000007 of record in Clark County Recorder's Official Record 2064, Page 433, a distance of 1426.13 feet to a rebar set with cap in the east line of the Heisler 292.541 acre tract, the west line of a 551 acre tract known as Madison County Parcel 27-00003.000 conveyed to Agricultural Lands, Ltd of record in Madison County Recorder's Office 67, Page 290;

Thence South 28°02'44" West, along the east line of the Heisler 292.541 acre tract, the west line of the Agricultural Lands, Ltd. 551 acre tract, a distance of 1003.55 feet to a vertical stone found at the base of a fence post being the south corner of the Heisler 292.541 acre tract, a southwest corner of the Agricultural Lands, Ltd. 551 acre tract, and in the north line of a 56.3 acre tract known as Madison County Parcel 27-00193.000 conveyed to Carl & Sharon Vallery in Madison County Recorder's Official Record 235, Page 197;

Thence North 42°01'43" West, along a southerly line of the Heisler 292.541 acre tract, 853.12 feet to the northwest corner of the Carl & Sharon Vallery 56.3 acre tract, the northeasterly corner of the 46.3 acre tract conveyed to Michael & Laura Vallery in Madison County Official Record 258, Page 2453;

Thence continuing North 42°01'43" West, along said southerly line of the Heisler 292.541 acre tract, the north line of the Michael & Laura Vallery 46.3 acre tract, 558.33 feet to the Point of Beginning.

Containing 15.285 acres, more or less.

Bearings are based upon a field survey of the property utilizing the Ohio Department of Transportation's VRS GPS system, Ohio State Plane - South Zone. A bearing of South 05°12'18" West was measured between the concrete monument found at the intersection of Madison, Clark, and Greene Counties and a concrete monument found on the Madison County & Greene County line at the north side of William Lucas Road.



A handwritten signature in blue ink, appearing to read "Mark D. Power".

May 16, 2016

POWER

★ *GEOSPATIAL, LTD.*
MARK D. POWER
PROFESSIONAL SURVEYOR
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LONDON, OHIO 43140