

SITUATED IN THE STATE OF OHIO,
MADISON COUNTY,
OAK RUN TOWNSHIP,
VIRGINIA MILITARY SURVEY 8118

BEING A NEW SURVEY OF 6.840 TOTAL ACRES
ALL OUT OF AUDITOR'S PARCEL 13-00094.000
0.095 ACRES IN THE ROAD RIGHT OF WAY

ACREAGE INFORMATION:

6.840 ACRES TOTAL OUT OF AUDITOR'S PARCEL 13-00094.000, AND THAT ORIGINAL 126.21 ACRES DESCRIBED AS PARCEL ONE IN DEED VOLUME 213, PAGE 23 AND AGAIN IN DEED VOLUME 181, PAGE 195, LEAVING A REMAINDER OF 114.139 ACRES BY SURVEY.

BASIS OF COORDINATES:

AN OHIO STATE PLANE (SOUTH ZONE) GRID COORDINATE VALUE OF:
N 662024.07 E 1719294.95
WAS WAS MEASURED AT THE POINT OF REFERENCE MAG NAIL FOUND AT THE NORTHEAST CORNER OF THE ORIGINAL 55.5 ACRE TRACT DESCRIBED AS TRACT TWO IN OFFICIAL RECORD BOOK 207, PAGE 2335, BEING AT THE INTERSECTION OF VAN WAGENER ROAD AND MADDEN-HIGGINS ROAD.

AN OHIO STATE PLANE (SOUTH ZONE) GRID COORDINATE VALUE OF:
N 667518.7201 E 1719531.9119
WAS WAS MEASURED AT A RAILROAD SPIKE FOUND IN VAN WAGENER ROAD, BEING THE NORTHWEST CORNER OF THE REMAINDER OF THE ORIGINAL 126.21 ACRE TRACT DESCRIBED AS PARCEL ONE IN DEED VOLUME 213, PAGE 23 AND DEED VOLUME 181, PAGE 195.

AN OHIO STATE PLANE (SOUTH ZONE) GRID COORDINATE VALUE OF:
N 666950.3035 E 1719503.7944
WAS WAS MEASURED AT THE MAG NAIL SET AT THE NORTHWEST CORNER OF THE 6.840 ACRE TRACT IN VAN WAGENER ROAD.

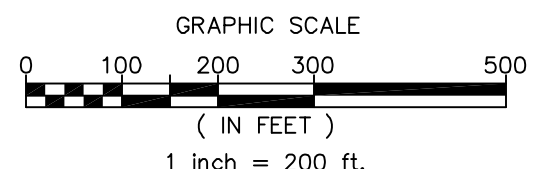
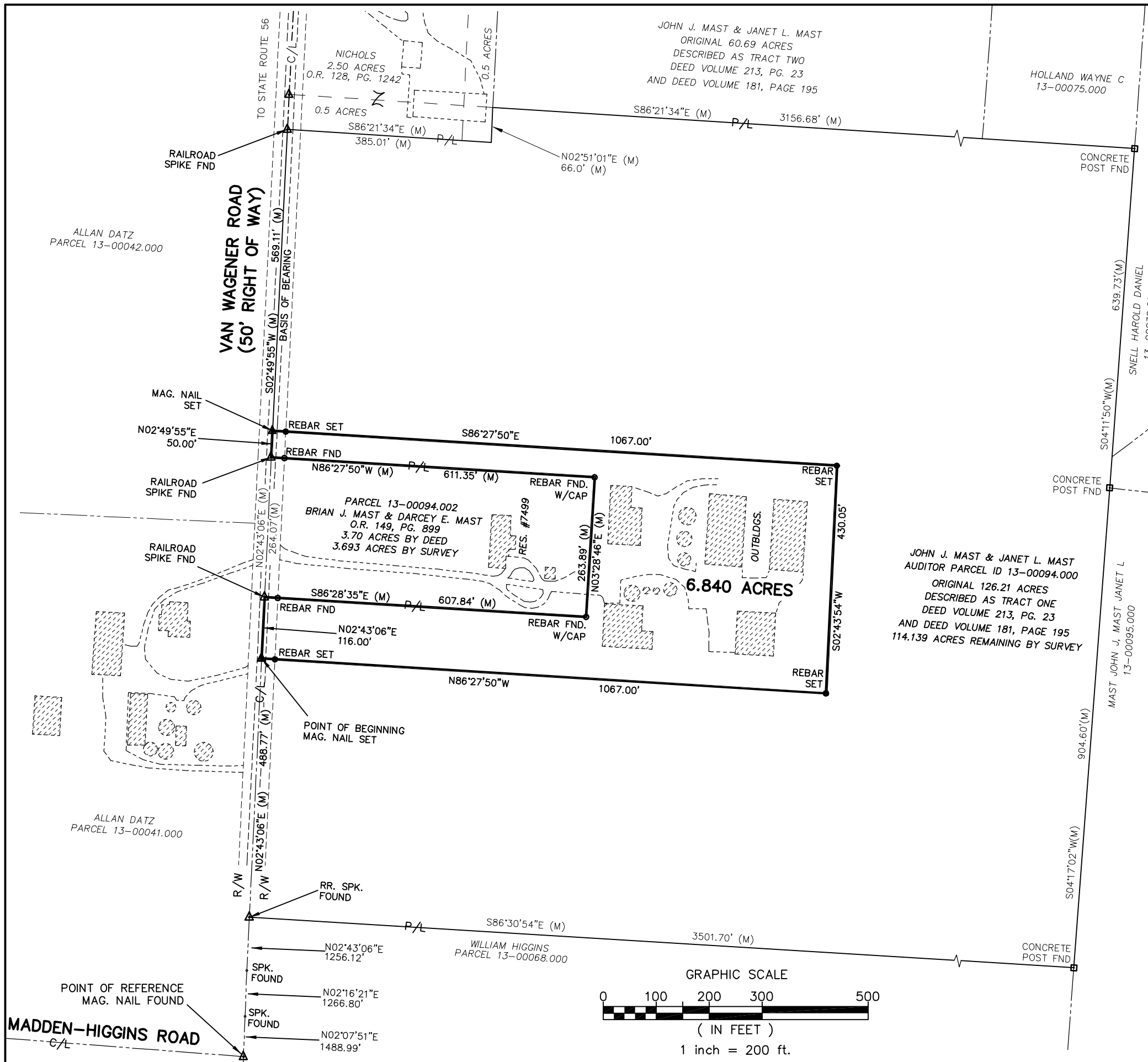
BASIS OF BEARING:

AN OHIO STATE PLANE (SOUTH ZONE) GRID BEARING OF SOUTH 2°49'55" WEST WAS MEASURED BETWEEN A RAILROAD SPIKE FOUND IN VAN WAGENER ROAD AT THE NORTHWEST CORNER OF THE ORIGINAL 126.21 ACRE TRACT DESCRIBED AS PARCEL ONE IN DEED VOLUME 213, PAGE 23 AND DEED VOLUME 181, PAGE 195, AND THE MAG NAIL SET AT THE NORTHWEST CORNER OF THE 6.840 ACRE TRACT.

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 13, 2016

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



Description of 6.840 Acres of Land
State of Ohio, Madison County
Oak Run Township, Virginia Military Survey 8118

Situated in the State of Ohio, Madison County, Oak Run Township, Virginia Military Survey 8118, and being 6.840 acres of land all out of Madison County Auditor's Parcel 13-00094.000, part of that original 126.21 acre tract of land described as Parcel One conveyed to John J. Mast and Janet L. Mast in Madison County Recorder's Deed Volume 213, Page 23, and again in Deed Volume 181, Page 195, said 6.840 acres of land being more particularly described as follows:

Beginning for reference at a magnetic nail found at the northeast corner of the original 55.5 acre tract described as Tract Two in Official Record Book 207, page 2335, being at the intersection of Van Wagener Road and Madden-Higgins Road;

Thence along Van Wagener Road the following four courses:

North 2°07'51" East, 1488.99 feet to a railroad spike found;

North 2°16'21" East, 1266.80 feet to a railroad spike found;

North 2°43'06" East, 1256.12 feet to a railroad spike found at the southeast corner of said 126.21 acre tract of land described as Parcel One conveyed to John J. Mast and Janet L. Mast in Madison County Recorder's Deed Volume 213, Page 23, and again in Deed Volume 181, Page 195, and in the east line of Madison County Auditor's Parcel 13-00041.000 conveyed to Allan Datz, et al.

North 2°43'06" East, along the west line of said 126.21 acre tract, and the east line of Datz, 488.77 feet to a magnetic nail set, being the TRUE POINT OF BEGINNING;

Thence from said TRUE POINT OF BEGINNING, North 2°43'06" East, along the west line of said 126.21 acre tract, the east line of Datz, and along Van Wagener Road, 116.00 feet to a railroad spike found at the southwest corner of a 3.70 acre tract known as Madison County Auditor's Parcel 13-00094.002 conveyed to Brian J. Mast and Darcey E. Mast in Official Record 149, Page 899;

Thence South 86°28'35" East, along the south line of said 3.700 acre tract, passing a rebar found at 25.00 feet, 607.84 feet to a rebar with cap found at the southeast corner of said 3.700 acre tract;

Thence North 3°28'46" East, along the east line of said 3.700 acre tract, 263.89 feet to a rebar with cap found at the northeast corner of said 3.700 acre tract;

Thence North 86°27'50" West, along the north line of said 3.700 acre tract, passing a rebar with cap found at 586.43 feet, 611.35 feet to a railroad spike found at the northwest corner of said 3.700 acre tract, in the east line of Datz, and in Van Wagener Road;

Thence North 2°49'55" East, along the west line of said 126.21 acre tract, the east line of Datz, 50.00 feet to a magnetic nail set in Van Wagener Road;

Thence South 86°27'50" East, into said 126.21 acre tract, passing a rebar with a plastic cap set at 25.00 feet, 1067.00 feet to a rebar set with plastic cap;

Thence South 2°43'54" West, 430.05 feet to a rebar set with plastic cap;

Thence North 86°27'50" West, passing a rebar set with a plastic cap at 1042.00 feet, 1067.00 feet to a magnetic nail set in Van Wagener Road, being the TRUE POINT OF BEGINNING.

Containing 6.840 acres of land.

For the purpose of this description a bearing of South 2°49'55" West was measured along the west line of said 126.21 acre tract between a railroad spike found at the northwest corner of the remainder of said 126.21 acre tract, being the southwest corner of a 0.5 acre tract described as Tract III conveyed to Kirk and Amy Nichols in Official Record Volume 128, Page 1242, and the magnetic nail set at the northwest corner of the herein described 6.840 acres.



Mark D. Power
Professional Surveyor No. 7935
97 Richmond Avenue
London, Ohio 43140
614-546-8337