

LOCATED IN DEER CREEK TOWNSHIP
MADISON COUNTY, OHIO
VIRGINIA MILITARY SURVEY NO. 10508

DR PROPERTIES LTD
OR BOOK 229, PG. 143
2.085 ACRES
AUDITOR PAR. 05-00226.001

SECONDARY POINT OF REFERENCE
FOR 1.260 ACRES
ODOT CONCRETE MONUMENT
WITH BRASS DISK FOUND
STATION 5+00.11 @ 30.00' RT. S.H. 241

BILLY J. LANEY
DEED BOOK 257, PG. 286
1.837 ACRES
AUDITOR PAR. 05-00226.000

GCSquared LLC
OR BOOK 292, PG. 992
4.584 ACRES
AUDITOR PAR. 05-00320.000

MARTHA J. MABE
DEED BOOK 284, PG. 229
1.54 ACRES
AUDITOR PAR. 05-00324.000

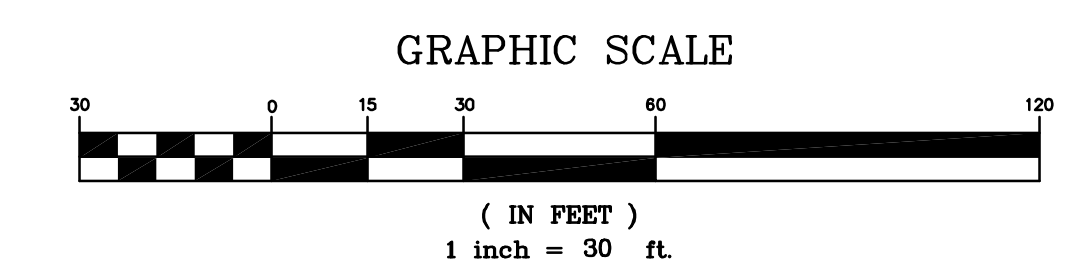
TRUE PLACE OF
BEGINNING FOR
1.260 ACRES
RAILROAD SPIKE SET
N 707329.046
E 17117740.571

1.260 ACRE
UNDERHILL WELL AND PUMP COMPANY
OR BOOK 314, PG. 258
1.263 ACRES
AUDITOR PAR. 05-00379.000

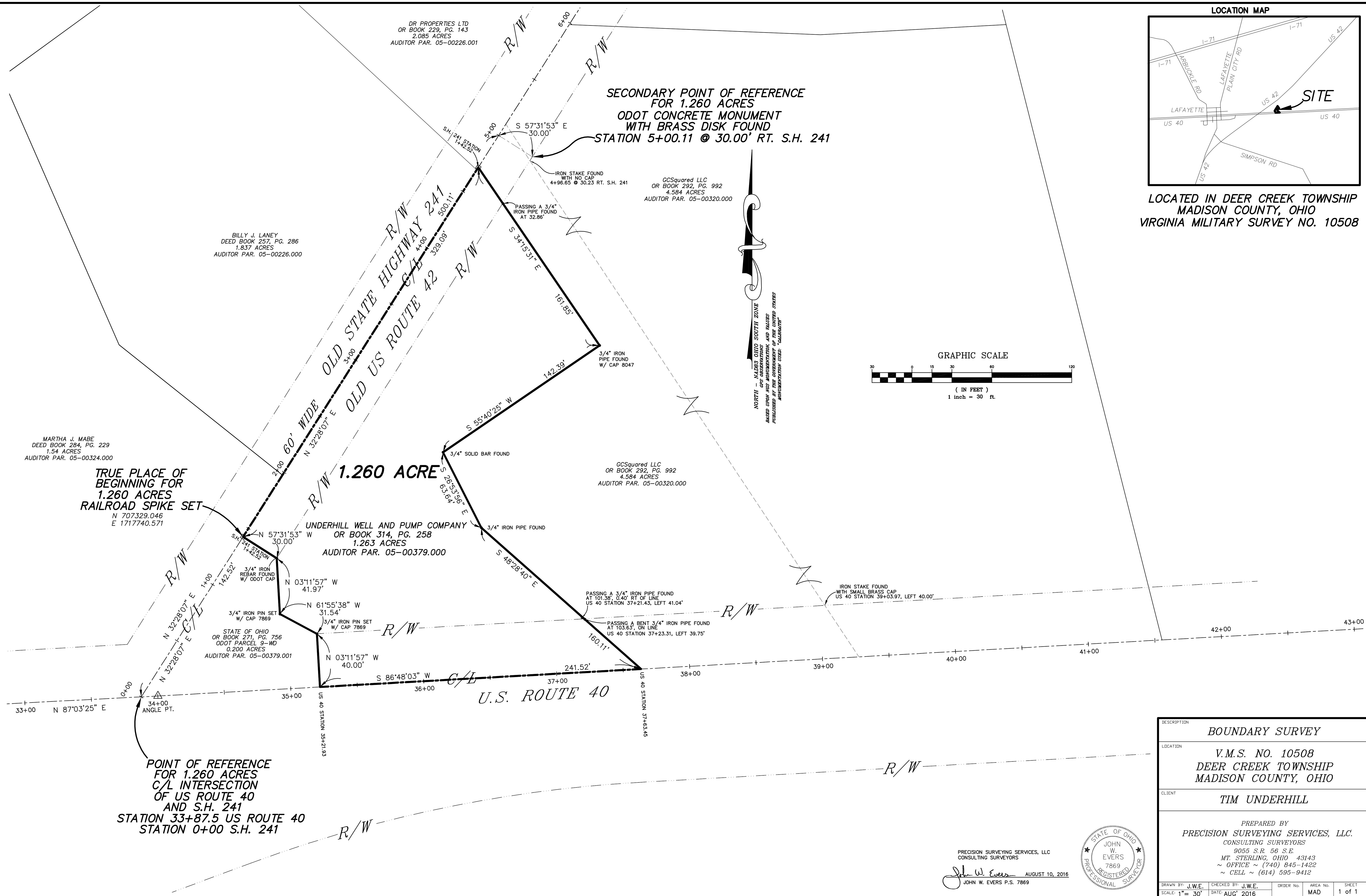
GCSquared LLC
OR BOOK 292, PG. 992
4.584 ACRES
AUDITOR PAR. 05-00320.000

STATE OF OHIO
OR BOOK 271, PG. 756
ODOT PARCEL 9-WD
0.200 ACRES
AUDITOR PAR. 05-00379.001

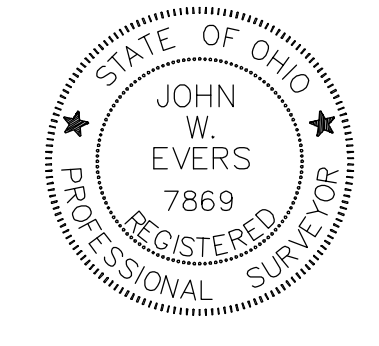
POINT OF REFERENCE
FOR 1.260 ACRES
C/L INTERSECTION
OF US ROUTE 40
AND S.H. 241
STATION 33+87.5 US ROUTE 40
STATION 0+00 S.H. 241



NORTH - NAD83 OHIO SOUTH ZONE
GPS OBSERVATIONS
BASED UPON THE MONUMENTATION AND HILDS
PROVISIONAL MONUMENTATION USED: "CALIBRATED"



PRECISION SURVEYING SERVICES, LLC
CONSULTING SURVEYORS
John W. Evers
JOHN W. EVERS P.S. 7869



| | | | |
|-----------------|---|-----------|----------|
| DESCRIPTION | BOUNDARY SURVEY | | |
| LOCATION | V.M.S. NO. 10508 DEER CREEK TOWNSHIP MADISON COUNTY, OHIO | | |
| CLIENT | TIM UNDERHILL | | |
| PREPARED BY | PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ CELL ~ (614) 595-9412 | | |
| DRAWN BY | CHECKED BY | ORDER NO. | AREA NO. |
| J.W.E. | J.W.E. | | |
| SCALE: 1" = 30' | DATE: AUG 2016 | MAD | 1 of 1 |

DESCRIPTION OF 1.260 ACRES
LAND OWNED BY UNDERHILL WELL AND PUMP COMPANY
DEER CREEK TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 10508, Township of Deer Creek, County of Madison, State of Ohio, and being **1.260 acres** of land by survey, being the entirety of that 1.463 acre tract of land owned by Underhill Well and Pump Company, of record in Official Record Book 314, Page 258, after the exception of that 0.200 acre tract of land owned by the State of Ohio, of record in Official Record Book 271, Page 756, and further identified as Madison County Auditor Parcel # 05-00379.000, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 1.260 acre tract of land being further described as follows:

The **Point of Reference** being the intersection of the Centerline of U.S Route 40, as depicted upon the Location Plan of National Road, S.H.-1 Sec. D-2(PT), C.B & WEST JEFFERSON (PT), of record in Plat Volume 1, Page 308, dated Dec. 1, 1948, and identified as Station 33+87.5, with the Centerline of S.H. 241 (now known as Old US Route 42) as depicted upon MADISON COUNTY S.H. 241 SEC. B & C, RIGHT OF WAY PLANS, dated 1932, and identified as Station 0+00, being the southwesterly corner of said 0.200 acre tract owned by the State of Ohio, formerly the southwesterly corner of said 1.463 acre tract, and a southeasterly corner of that 1.54 acre tract of land owned by Martha J. Mabe, of record in Deed Book 284, Page 229; The **Secondary Point of Reference** being a concrete monument with a brass disk found on the easterly right of way line of said S.H. 241, which bears North 32°28'07" East, along the centerline of said S.H. 241, being the easterly line of said 1.54 acre tract, the easterly line of a 1.837 acre tract of land owned by Billy J. Laney, of record in Deed Book 257, Page 286, and along the easterly line of that 2.085 acre tract of land owned by DR Properties LTD, of record in Official Record Book 229, Page 143, along the westerly line of said 0.200 acre tract, the westerly line of said 1.460 acre tract, and the westerly line of that 4.584 acre tract of land owned by GCSquared, of record in Official Record Book 292, Page 992, a distance of 500.11 feet to a point; Thence South 57°31'53" East, into said 4.584 acre tract, a distance of 30.00 feet to said **Secondary Point of Reference**, and being on the easterly right of way line of said S.H. 241; Thence from said **Point of Reference** North 32°28'07" East, along the centerline of said S.H. 241, being the easterly line of said 1.54 acre tract, the westerly line of said 0.200 acre tract, a distance of 142.52 feet to a railroad spike set, and being **True Place of Beginning** of the herein described 1.260 acres;

Thence North 32°28'07" East, along the centerline of said S.H. 241, being the easterly line of said 1.54 acre tract, the easterly line of said 1.837 acre tract, the easterly line of said 2.085 acre, the westerly line of said 1.463 acre tract, a distance of 329.09 feet to a railroad spike set, and marking a westerly corner of said 4.584 acre tract;

Thence South 34°15'31" East, along a line of said 1.463 acre tract, being a line of said 4.584 acre tract, a distance of 161.85 feet to a 3/4" iron pipe found with a plastic cap stamped 8047, passing a 3/4" iron pipe found with no cap at a distance of 32.86 feet;

Thence South 55°40'25" West, along a line of said 1.463 acre tract, being a line of said 4.584 acre tract, a distance of 142.39 feet to a 3/4" solid iron bar found;

Thence South 26°53'56" East, along a line of said 1.463 acre tract, being a line of said 4.584 acre tract, a distance of 63.64 feet to a 3/4" iron pipe found with no cap;

Thence South 48°28'40" East, along a line of said 1.463 acre tract, being a line of said 4.584 acre tract, a distance of 160.11 feet to a point on the Centerline of US Route 40, passing an iron pin found with a plastic cap stamped 8047, at a distance of 101.38 feet, and being 0.40 feet right of line, and passing a 3/4" iron pipe found with no cap at a distance of 103.63 feet;

Thence South 86°48'03" West, along the Centerline of US Route 40, being the south line of said 1.463 acre tract, a distance of 241.52 feet to a point at the southeasterly corner of said 0.200 acre tract;

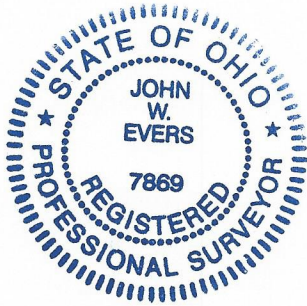
Thence North 03°11'57" West, along an easterly line of said 0.200 acre tract, being a westerly line of the herein described 1.260 acre tract, a distance of 40.00 feet to an iron pin set with plastic cap stamped 7869 on the northerly right of way line of US Route 40;

Thence North 61°55'38" West, along an easterly line of said 0.200 acre tract, being a westerly line of the herein described 1.260 acre tract, a distance of 31.54 feet to an iron pin set with plastic cap stamped 7869;

Thence North 03°11'57" West, along an easterly line of said 0.200 acre tract, being a westerly line of the herein described 1.260 acre tract, a distance of 41.97 feet to a 3/4" solid rebar found with a cap stamped ODOT, and being on the easterly right of way line of said S.H. 241;

Thence North 57°31'53" West, a distance of 30.00 feet to the True Place of Beginning and containing 1.260 acres of land, of which 0.426 acre lies within the public right of way of S.H. 241 (Old US 42), and US Route 40, leaving 0.843 acre of land not within a public right of way.

For the purpose of this description, a bearing of North 32°28'07" East was used on the Centerline of S.H. 241 (now known as Old US Route 42) depicted upon MADISON COUNTY S.H. 241 SEC. B & C, RIGHT OF WAY PLANS, dated 1932, and also being the westerly line of that 0.200 acre tract of land owned by the State of Ohio, of record in Official Record Book 271, Page 756, on file in the Office of the Recorder, Madison County, Ohio. Said bearing 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 08-10-16