

# Plat of Survey

State of Ohio, Township of Brown, County of Franklin, part Virginia Military Survey No. 1478, and part of Township of Canaan, County of Madison.

**PROPERTY LOCATION:**

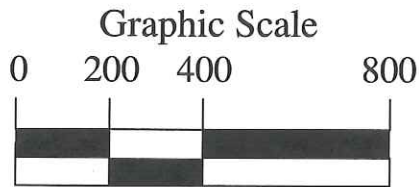
Situated in the Township of Brown, County of Franklin, part Virginia Military Survey No. 1478, also being part of Canaan Township, Madison County, State of Ohio.

Being a Survey of a part of a parcel conveyed to The Weber Family Limited Partnership, as recorded in O.R. Volume 45, Page 1004, of the Madison County Deed Records, being the same parcels recorded in O.R. Volume 33840, Page H03, in the Franklin County Deed Records, and being all of Franklin County Auditor's P.P.N. 120-000010-00 & being all of Madison County Auditor's P.P.N. 01-00451.000.

The bearings of this plat are based on the centerline of Creek Road, as being N 11°56'20" W, as recorded in Instrument No. 2015-09240134347, in the Franklin County Deed Records, and is an assumed Meridian used to denote angles only.

**LINE TABLE**

No.	Bearing	Distance
L1	N 32°36'33" W	30.00'
L2	S 78°03'40" W	30.00'
L3	N 11°56'20" W	43.77'
L4	N 57°23'41" E	106.13'



1 Inch = 400 Feet

Robert W. Knick  
2.258 Acres  
Instrument No. 2005-03220052162

FCGS Monument  
No. 5434

Robert W. Knick  
2.758 Acres  
Instrument No. 2005-03220052164

**Tract F-1**  
55.000 Acres  
1.924 Acres in Road R/W

The Weber Family Limited Partnership  
O.R. Volume 33840, Page H03: Franklin County Deed Records  
Franklin County P.P.N. 120-000010-10  
Madison County P.P.N. 01-00451.000

Board of Franklin County Commissioners  
0.698 Acres  
O.R. Volume 32829, Page H04

Board of Park Commissioners of The Columbus & Franklin County Metropolitan Park District  
20.034 Acres  
Instrument No. 2015-09240134347  
(Franklin County Deed Records)

FCGS Monument  
No. 5433

Hayden Run Road (60' Wide R/W)

Creek Road (Twp. Road 112)  
(30' Wide R/W)

**Tract F-2**  
26.329 Acres  
1.192 Acres in Road R/W

Canaan Township, Madison County  
Brown Township, Franklin County

**Tract M-1**  
44.401 Acres  
0.529 Acres in Road R/W

Aaron L. & Shannon M. Boerger, Trustees  
36.465 Acres: Franklin County: P.P.N. 120-000101-00  
81.856 Acres: Madison County: P.P.N. 01-00250.001  
Instrument No. 2012-10010146314 (Franklin County Deed Records)

Miley Farms, LLC  
197.73 Acres  
O.R. Book 297, Page 2648  
P.P.N. 01-00059.000

FCGS Monument  
No. 1573

P.O.B.  
Tract M-1

**LEGEND**

- - 1/2" o.d. Iron Pipe Found
- - 1" o.d. Iron Pipe Found
- ◆ - Found Franklin County Monument
- ⊙ - Iron Pin Set  
5/8" Rebar with a Red I.D. Cap  
Labeled S.A. England #7452
- △ - Mag Nail Set
- ▲ - Railroad Spike Found

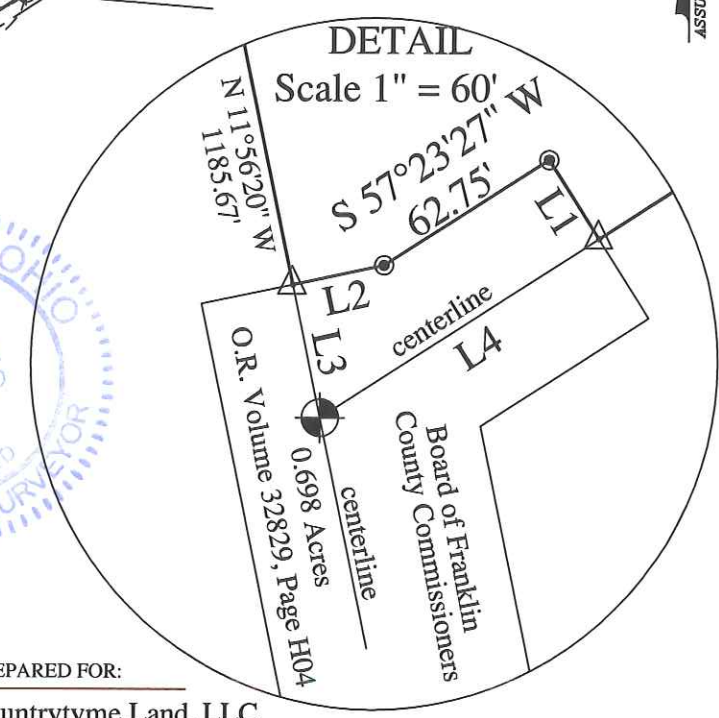
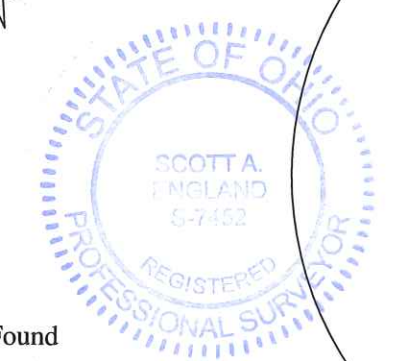
PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
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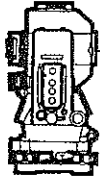
PREPARED FOR:  
Countrytyme Land, LLC  
Lancaster, Ohio

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

9/8/16

Date Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452





## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
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### Legal Description

#### Tract M-1: 44.401 Acres

#### Part Weber Family Limited Partnership Parcel: O.R. Volume 33840, Page H04

Situated in the Township of Canaan, County of Madison, and being part of Virginia Military Survey No. 1478, and being more particularly described as follows;

Being a Survey of a part of a parcel conveyed to The Weber Family Limited Partnership, as recorded in O.R. Volume 45, Page 1004, in the Madison County Deed Records, and being part of Madison County Auditor's P.P.N. 01-00451.000, and further described as follows;

Commencing at found Franklin County Monument FCGS No. 1573 in the centerline of Hayden Run Road on the line between Franklin and Madison Counties, and being the **PRINCIPLE PLACE OF BEGINNING** of the **44.401 Acre** parcel herein to be described;

Thence, **N 85°20'07" W 1898.55 feet** leaving Hayden Run Road with the line between Franklin and Madison Counties across said parcel conveyed to The Weber Family Limited Partnership of which this description is a part, to an iron pin set on the North line thereof, and being on the South line of a parcel conveyed to Aaron L. & Shannon M. Boerger, Trustees, as recorded in Instrument No. 2012-10010146314, in the Franklin County Deed Records, also recorded in O.R. Volume 281, Page 614, in the Madison County Deed Records;

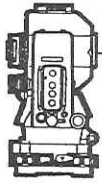
Thence, **N 57°24'26" E 2673.05 feet** with the North line of said parcel conveyed to The Weber Family Limited Partnership of which this description is a part, the same being the South line of said parcel conveyed to Aaron L. & Shannon M. Boerger, Trustees, to a 1" o.d. iron pipe found on the West line of a parcel conveyed to Miley Farms, LLC, as recorded in O.R. Book 297, Page 2648, in the Madison County Deed Records.

Thence, **S 31°56'46" E 496.00 feet** with East line of said parcel conveyed to The Weber Family Limited Partnership of which this description is a part, the same being the West line of said parcel conveyed to Miley Farms, LLC, to a 1" o.d. iron pin found marking the Northeast corner of a 6.000 Acre parcel conveyed to Gene L. & Kathleen M. Smith, as recorded in Deed Volume 294, Page 617, in the Madison County Deed Records.

Thence with the boundary of said 6.000 Acre parcel conveyed to Smith, with the following two (2) courses and distances:

- 1) **S 57°39'28" W 400.00 feet** to a 1" o.d. iron pin found;
- 2) **S 31°56'46" E 653.42 feet** to a railroad spike found in the centerline of Hayden Run Road, and passing over an iron pin set at 623.42 feet: said spike bears **S 57°39'28" W 400.00 feet** from a railroad spike found marking the Southeast corner of said 6.000 Acre parcel;

Thence, **S 57°16'16" W 748.98 feet** with the centerline of Hayden Run Road with a line across said parcel conveyed to The Weber Family Limited Partnership of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **44.401 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.



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The above described 44.401 Acre parcel contains 0.529 Acres within the Road Right of Way of Hayden Run Road, leaving a net area of 43.872 Acres, more or less.

The bearings of the above description are based on the centerline of Creek Road, as being  $N 11^{\circ}56'20'' W$ , as recorded in Instrument No. 2015-09240134347, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452

The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in July of 2016.

Dated 9/18/16

Job No. 2917-16FR-TractM1Rev1

Scott A. England P.S.  
Ohio Registered Surveyor #7452

