

CURVE #	RAD.	DEL.	LEN.	CHD	BRG
C-1	5729.58	00° 37' 59"	63.30'	63.30'	N 10° 51' 00" E
C-2	5729.58	04° 50' 58"	484.95'	484.80'	N 13° 35' 28" E
C-3	5729.58	05° 28' 57"	548.25'	548.04'	N 13° 16' 29" E

NOTES:

SCALE 1" = 300'

REFERENCE BEARING N 10° 32' 00" E ASSUMED FROM D.D.O.T. RIGHT-OF-WAY PLAN MAD-38, (SH 239) SECT. C1-C2-C3 R&A.

- IRON PIPE SET
- MAG NAIL SET
- 1/2" DIAMETER IRON PIPE FOUND
- 5/8" DIAMETER IRON ROD FOUND
- MAG NAIL FOUND
- △ ANGLE POINT (NO MONUMENT)
- ◎ DDOT CONC. R/W MONUMENT FOUND (REF R/W PLAN: MAD-38 (S.H. 239) SECT. C1-C2-C3 R&A)

C-2 DENOTES CURVE NUMBER

□ DENOTES AREA OF SURVEY

IRON PIPES SET ARE 3/4" X 30" GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED "PAGE ENG S-6034".

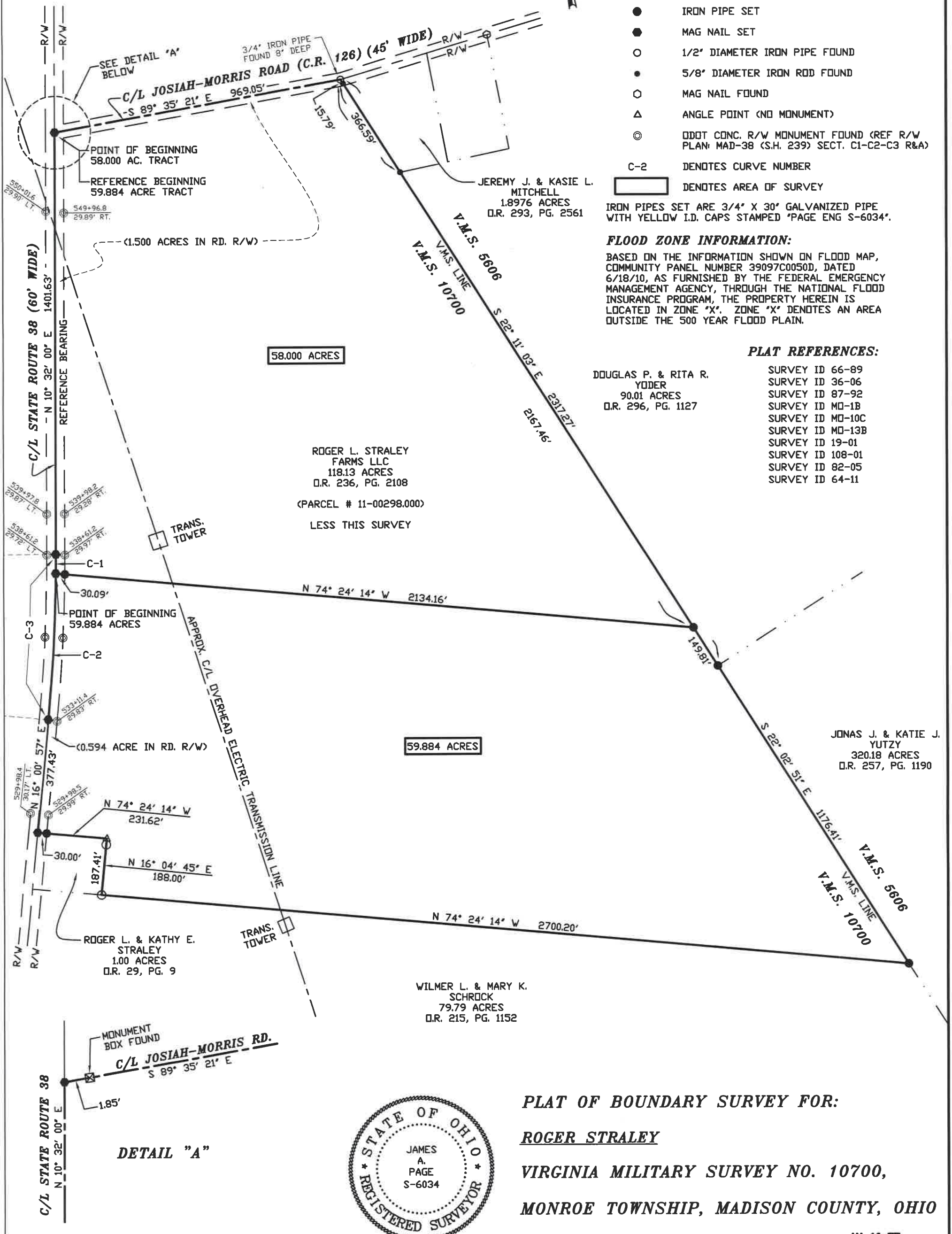
FLOOD ZONE INFORMATION:

BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 39097C0050D, DATED 6/18/10, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY HEREIN IS LOCATED IN ZONE "X". ZONE "X" DENOTES AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN.

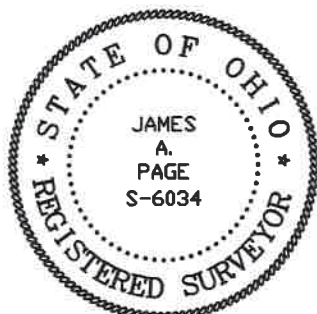
PLAT REFERENCES:

DOUGLAS P. & RITA R. YODER
90.01 ACRES
D.R. 296, PG. 1127

SURVEY ID 66-89
SURVEY ID 36-06
SURVEY ID 87-92
SURVEY ID MD-1B
SURVEY ID MD-10C
SURVEY ID MD-13B
SURVEY ID 19-01
SURVEY ID 108-01
SURVEY ID 82-05
SURVEY ID 64-11



DETAIL "A"



PLAT OF BOUNDARY SURVEY FOR:

ROGER STRALEY

VIRGINIA MILITARY SURVEY NO. 10700,

MONROE TOWNSHIP, MADISON COUNTY, OHIO

AUTOCAD 16-55BND.DWG

JN. 16-55

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED.

Page Engineering, Inc.

112 EAST FIFTH STREET MARYSVILLE, OHIO 43040
PH. (937) 644-1272 FAX (937) 644-3272

James Page 1/4/17

LEGAL DEED DESCRIPTION
58.000 Acres

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey Number 10700; being part of the 118.13 acre tract of land owned by Roger L. Straley Farms LLC (Official Record 236, page 2108) and being Madison County Auditor Parcel Number 11-00298.000; and being further bounded and described as follows:

Beginning at a mag nail set on the point common to the centerline of State Route 38 (60 feet wide) with the centerline of County Road 126 (Josiah-Morris Road, 45 feet wide);

thence with said centerline of County Road 126, South 89 degrees 35 minutes 21 seconds East, 969.05 feet to a three-fourths (3/4) inch diameter iron pipe found on the easterly line of Virginia Military Survey Number 10700 and being on the northwesterly corner of a 1.8976 acre tract of land owned by Jeremy J. and Kasie L. Mitchell (Official Record 293, page 2561) (passing over a monument box found at 1.85 feet);

thence with the line common to the easterly line of said Virginia Military Survey Number 10700, the westerly line of said Mitchell 1.8976 acre tract and the westerly line of a 90.01 acre tract of land owned by Douglas P. and Rita R. Yoder (Official Record 296, page 1127) South 22 degrees 11 minutes 03 seconds East, 2167.46 to an iron pipe set thereon (passing over five-eighths (5/8) inch diameter iron rods found at 15.79 feet and 366.59 feet), said iron pipe set bears North 22 degrees 11 minutes 03 seconds West, 149.81 feet from an iron pipe set on the southwesterly corner of said Yoder 90.01 acre tract;

thence entering said Straley 118.13 acre tract and making a new division thereof North 74 degrees 24 minutes 14 seconds West, 2134.16 to a mag nail set on the centerline of said State Route 38 (passing over an iron pipe set at 2104.07 feet);

thence with the centerline of said State Route 38, 63.30 feet on a curve to the left, having a radius of 5729.58 feet, the chord of which bears North 10 degrees 51 minutes 00 seconds East, 63.30 feet to a mag nail set on the point of tangency thereof;

thence continuing with the centerline of said State Route 38 North 10 degrees 32 minutes 00 seconds East (reference bearing), 1401.63 feet to the place of beginning;

Bearing (North 10 degrees 32 minutes 00 seconds East) assumed from Ohio Department of Transportation right-of-way plan (Mad-38, (SH 239) Sect. C1-C2-C3 r & a).

The tract as described from an actual field survey performed on or about December 16, 2016, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 58.000 acres, more or less, of which 1.500 acres is subject to the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped "Page Eng. S-6034". The survey is recorded in the Map Room of the Madison County Engineer.

James A. Page, PS
S-6034
December 29, 2016
JN 16-55



LEGAL DEED DESCRIPTION
59.884 Acres

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey Number 10700; being part of the 118.13 acre tract of land owned by Roger L. Straley Farms LLC (Official Record 236, page 2108) and being Madison County Auditor Parcel Number 11-00298.000; and being further bounded and described as follows:

Beginning for reference at a mag nail set on the point common to the centerline of State Route 38 (60 feet wide) with the centerline of County Road 126 (Josiah-Morris Road, 45 feet wide), said nail bears North 89 degrees 35 minutes 21 seconds West, 1.85 feet from a monument box found;

thence with said centerline of said State Route 38 South 10 degrees 32 minutes 00 seconds West (reference bearing), 1401.63 feet to a mag nail set;

thence continuing with the centerline of said State Route 38, 63.30 feet on a curve to the right, having a radius of 5729.58 feet, the chord of which bears South 10 degrees 51 minutes 00 seconds West, 63.30 feet to a mag nail set on the point of beginning of the land to be described.

thence entering said Straley 118.13 acre tract and making a new division thereof South 74 degrees 24 minutes 14 seconds East, 2134.16 to an iron pipe set on the line common to the easterly line of said Virginia Military Survey Number 10700 and on the westerly line of a 90.01 acre tract of land owned by Douglas P. and Rita R. Yoder (Official Record 296, page 1127) (passing over an iron pipe set at 30.09 feet);

thence with the line common to the easterly line of said Virginia Military Survey Number 10700 and the westerly line of said Yoder 90.01 acre tract South 22 degrees 11 minutes 03 seconds East, 149.81 feet to an iron pipe set on the southwesterly corner of said Yoder 90.01 acre tract and the northwesterly corner of a 320.18 acre tract of land owned by Jonas J. & Katie J. Yutzy (Official Record 257, page 1190);

thence with the line common to the easterly line of said Virginia Military Survey Number 10700 and the westerly line of said Yutzy 320.18 acre tract South 22 degrees 02 minutes 51 seconds East, 1176.41 feet to an iron pipe set on the northeasterly corner of a 79.79 acre tract of land owned by Wilmer L. and Mary K. Schrock (Official Record 215, page 1152);

thence with the northerly line of said Schrock 79.79 acre tract North 74 degree 24 minutes 14 seconds West, 2700.20 feet to an one-half (1/2) inch diameter iron pipe found on the southeasterly corner of a 1.00 acre tract of land owned by Roger L. and Kathy E. Straley (Official Record 29, page 9);

thence the following two (2) consecutive courses with the easterly and the northerly lines of said Straley 1.00 acre tract:

1. North 16 degrees 04 minutes 45 seconds East, 188.00 feet to a point (passing over an one-half (1/2) inch diameter iron pipe found at 187.41 feet);
2. North 74 degrees 24 minutes 14 seconds West, 231.62 feet to a mag nail set on the centerline of said State Route 38 (passing over an iron pipe set at 201.62 feet);

thence with the centerline of said State Route 38 North 16 degrees 00 minutes 57 seconds East, 377.43 feet to a mag nail set on a point of curvature;

thence continuing with the centerline of said State Route 38, 484.95 feet on a curve to the left, having a radius of 5729.58 feet, the chord of which bears North 13 degrees 35 minutes 28 seconds East, 484.80 feet to the place of beginning;

Bearing (South 10 degrees 32 minutes 00 seconds West) assumed from Ohio Department of Transportation right-of-way plan (Mad-38, (SH 239) Sect. C1-C2-C3 r & a).

The tract as described from an actual field survey performed on or about December 16, 2016, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 59.884 acres, more or less, of which 0.594 acre is subject to the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped "Page Eng. S-6034". The survey is recorded in the Map Room of the Madison County Engineer.

James A. Page, PS
S-6034
December 29, 2016
JN 16-55

