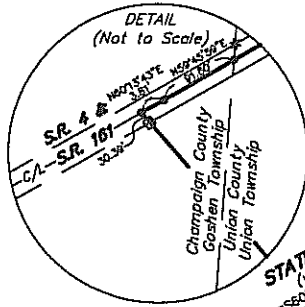


**PLAT OF SURVEY  
FOR THE ADAMS ESTATE**

STATE OF OHIO  
UNION COUNTY, UNION TOWNSHIP  
CHAMPAIGN COUNTY, GOSHEN TOWNSHIP  
MADISON COUNTY, PIKE TOWNSHIP  
V.M.S. 7142, V.M.S. 4735, V.M.S. 6312,  
V.M.S. 7737, V.M.S. 9217, V.M.S. 4942



CHAMPAIGN COUNTY LINE ROAD  
(T.R. 77, 50' wide)  
(planned 60' wide)

Union County Acreage Breakdown	
Total in Union County	61.615 acres
Acreage in right of way	0.250 acres
Acreage by Virginia Military Survey	
V.M.S. 4735	10.950 acres
V.M.S. 7142	50.184 acres
V.M.S. 6312	0.481 acres
Acreage by Deed Tracts	
31.40 acre tract	26.813 acres
rem. of orig. 13.15 acre tract	11.103 acres
rem. of orig. 153 acre tract	23.699 acres

**NOTES:**  
Reference deeds are shown hereon  
Bearings indicated hereon are based upon NAD 83 (2011) Ohio State Plane Coordinates (North Zone) as derived from GPS observations.  
All V.M.S. lines shown are approximate. Original V.M.S. surveys and scaling from tax maps used to show position of V.M.S. lines.

State Route 161 plans: S.H. (I.C.H.) 945-SEC. "C" / S.H. (I.C.H.) 242-SEC. "A" UNI-4-0.05

**FLOOD HAZARD INFORMATION:**

Based on the information shown on Flood Hazard Maps furnished by the Department of Housing and Urban Development, through the Federal Insurance Administration, it is my opinion that the property shown is outside the flood hazard area.

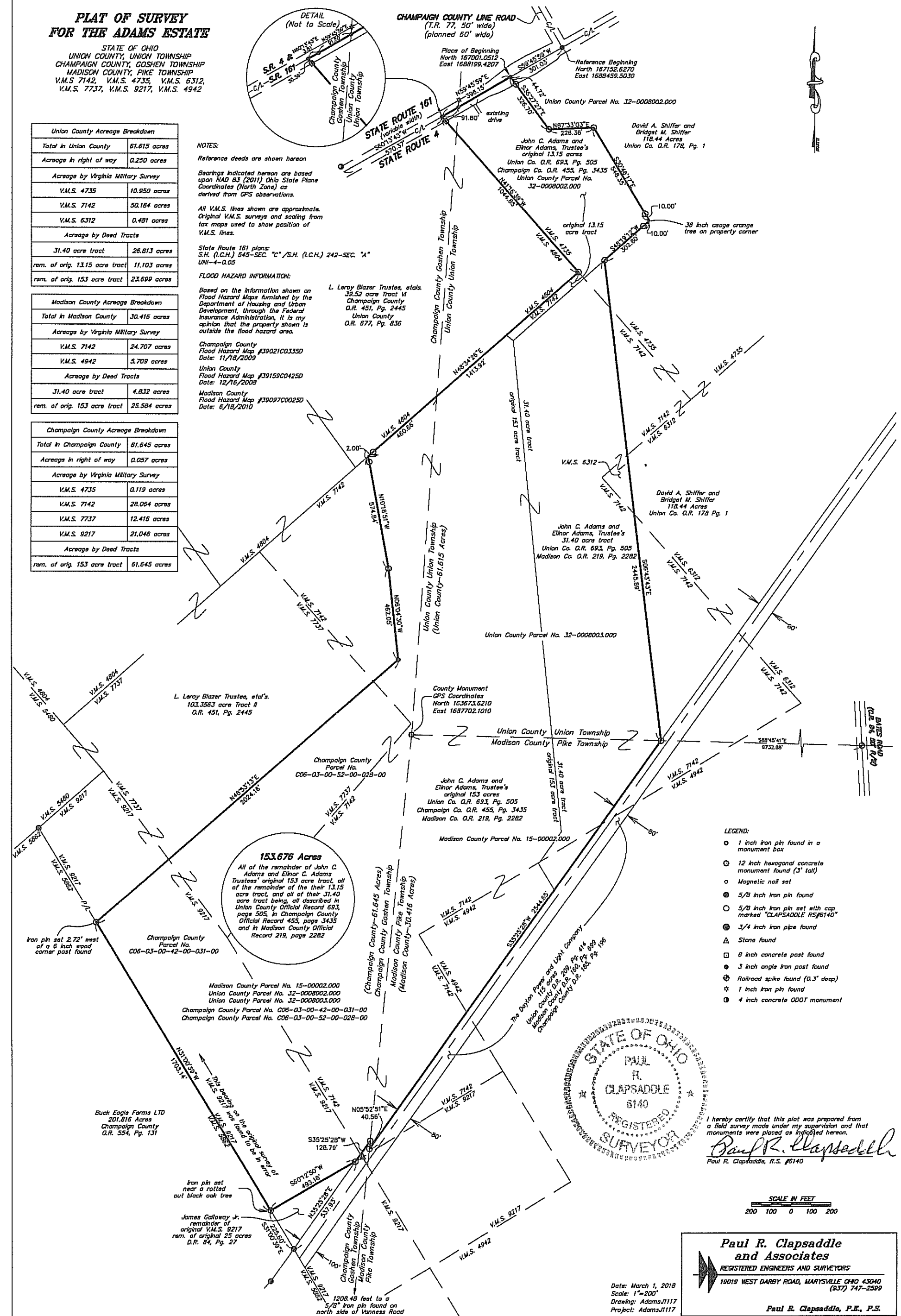
Champaign County Flood Hazard Map #39021C03350 Date: 11/18/2009  
Union County Flood Hazard Map #39159C04250 Date: 12/16/2008

Madison County Flood Hazard Map #39097C00250 Date: 6/18/2010

L. Leroy Blazer Trustee, et al's  
39.52 acre Tract V  
Champaign County  
O.R. 451, Pg. 2445  
Union County  
O.R. 677, Pg. 836

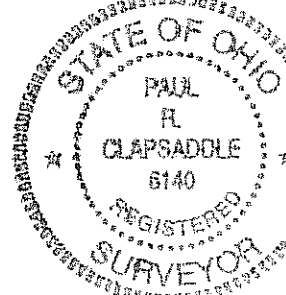
Madison County Acreage Breakdown	
Total in Madison County	30.416 acres
Acreage by Virginia Military Survey	
V.M.S. 7142	24.707 acres
V.M.S. 4942	5.709 acres
Acreage by Deed Tracts	
31.40 acre tract	4.832 acres
rem. of orig. 153 acre tract	25.584 acres

Champaign County Acreage Breakdown	
Total in Champaign County	61.645 acres
Acreage in right of way	0.057 acres
Acreage by Virginia Military Survey	
V.M.S. 4735	0.119 acres
V.M.S. 7142	28.084 acres
V.M.S. 7737	12.416 acres
V.M.S. 9217	21.046 acres
Acreage by Deed Tracts	
rem. of orig. 153 acre tract	61.645 acres



**153.676 Acres**  
All of the remainder of John C. Adams and Elinor C. Adams Trustee's original 153 acre tract, all of the remainder of their 31.40 acre tract being all described in Union County Official Record 693, page 505, in Champaign County Official Record 455, page 3435 and in Madison County Official Record 219, page 2282

- LEGEND:**
- 1 inch iron pin found in a monument box
  - ⊙ 12 inch hexagonal concrete monument found (3" tall)
  - Magnetic nail set
  - ⊙ 5/8 inch iron pin found
  - ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDE R56140"
  - ⊙ 3/4 inch iron pipe found
  - △ Stone found
  - ⊙ 8 inch concrete post found
  - ⊙ 3 inch angle iron post found
  - ⊙ Railroad spike found (0.3" deep)
  - ☆ 1 inch iron pin found
  - ⊙ 4 inch concrete ODOT monument



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.  
*Paul R. Clapsaddle*  
Paul R. Clapsaddle, R.S. #6140

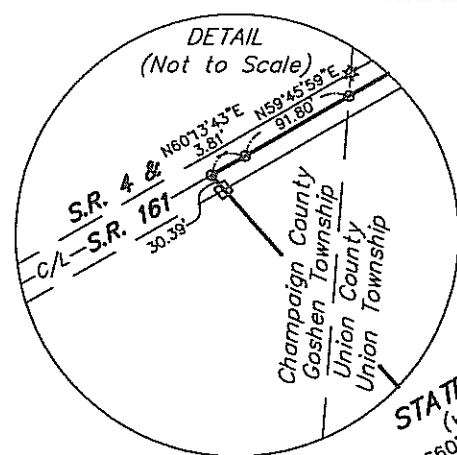


**Paul R. Clapsaddle and Associates**  
REGISTERED ENGINEERS AND SURVEYORS  
18019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(637) 747-2599  
Paul R. Clapsaddle, P.E., P.S.

Date: March 1, 2018  
Scale: 1"=200'  
Drawing: AdamsJ117  
Project: AdamsJ117

# PLAT OF SURVEY FOR THE ADAMS ESTATE

STATE OF OHIO  
UNION COUNTY, UNION TOWNSHIP  
CHAMPAIGN COUNTY, GOSHEN TOWNSHIP  
MADISON COUNTY, PIKE TOWNSHIP  
V.M.S. 7142, V.M.S. 4735, V.M.S. 6312,  
V.M.S. 7737, V.M.S. 9217, V.M.S. 4942



Union County Acreage Breakdown	
Total in Union County	61.615 acres
Acreage in right of way	0.250 acres
Acreage by Virginia Military Survey	
V.M.S. 4735	10.950 acres
V.M.S. 7142	50.184 acres
V.M.S. 6312	0.481 acres
Acreage by Deed Tracts	
31.40 acre tract	26.813 acres
rem. of orig. 13.15 acre tract	11.103 acres
rem. of orig. 153 acre tract	23.699 acres

Madison County Acreage Breakdown	
Total in Madison County	30.416 acres
Acreage by Virginia Military Survey	
V.M.S. 7142	24.707 acres
V.M.S. 4942	5.709 acres
Acreage by Deed Tracts	
31.40 acre tract	4.832 acres
rem. of orig. 153 acre tract	25.584 acres

Champaign County Acreage Breakdown	
Total in Champaign County	61.645 acres
Acreage in right of way	0.057 acres
Acreage by Virginia Military Survey	
V.M.S. 4735	0.119 acres
V.M.S. 7142	28.064 acres
V.M.S. 7737	12.416 acres
V.M.S. 9217	21.046 acres
Acreage by Deed Tracts	
rem. of orig. 153 acre tract	61.645 acres

**NOTES:**

Reference deeds are shown hereon

Bearings indicated hereon are based upon NAD 83 (2011) Ohio State Plane Coordinates (North Zone) as derived from GPS observations.

All V.M.S. lines shown are approximate. Original V.M.S. surveys and scaling from tax maps used to show position of V.M.S. lines.

State Route 161 plans:  
S.H. (I.C.H.) 545-SEC. "C" /S.H. (I.C.H.) 242-SEC. "A"  
UNI-4-0.05

**FLOOD HAZARD INFORMATION:**

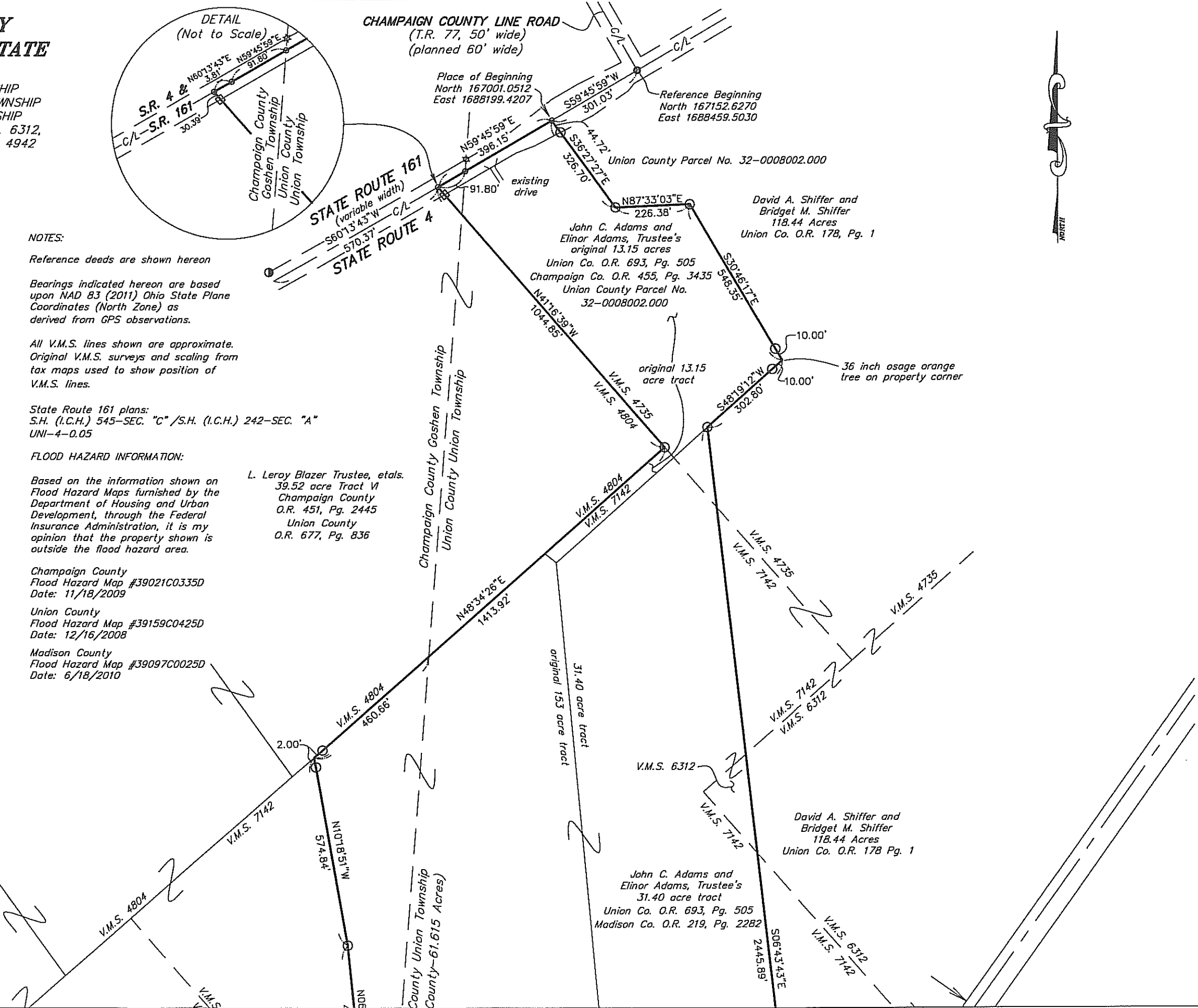
Based on the information shown on Flood Hazard Maps furnished by the Department of Housing and Urban Development, through the Federal Insurance Administration, it is my opinion that the property shown is outside the flood hazard area.

Champaign County  
Flood Hazard Map #39021C0335D  
Date: 11/18/2009

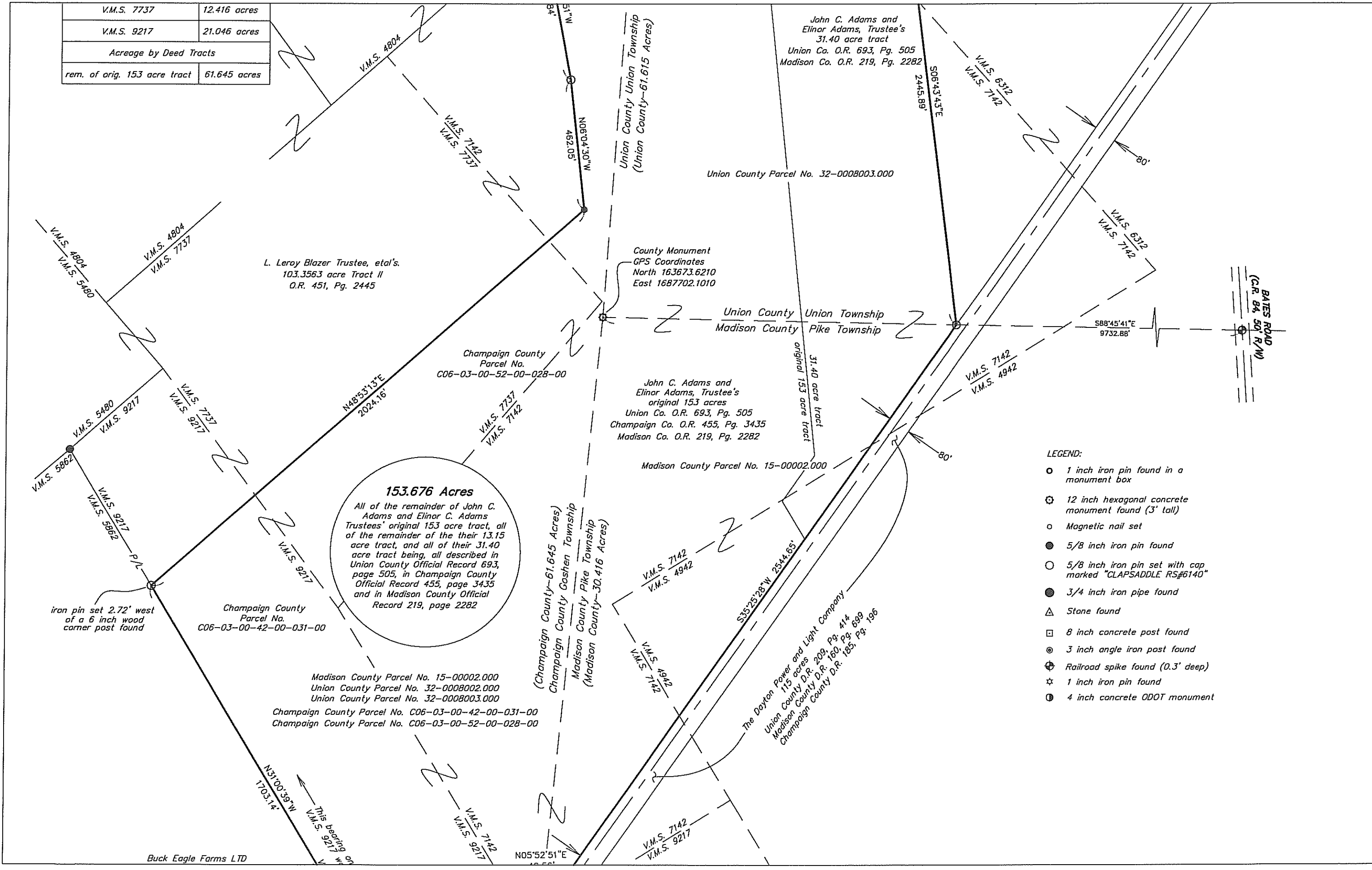
Union County  
Flood Hazard Map #39159C0425D  
Date: 12/16/2008

Madison County  
Flood Hazard Map #39097C0025D  
Date: 6/18/2010

L. Leroy Blazer Trustee, etals.  
39.52 acre Tract VI  
Champaign County  
O.R. 451, Pg. 2445  
Union County  
O.R. 677, Pg. 836

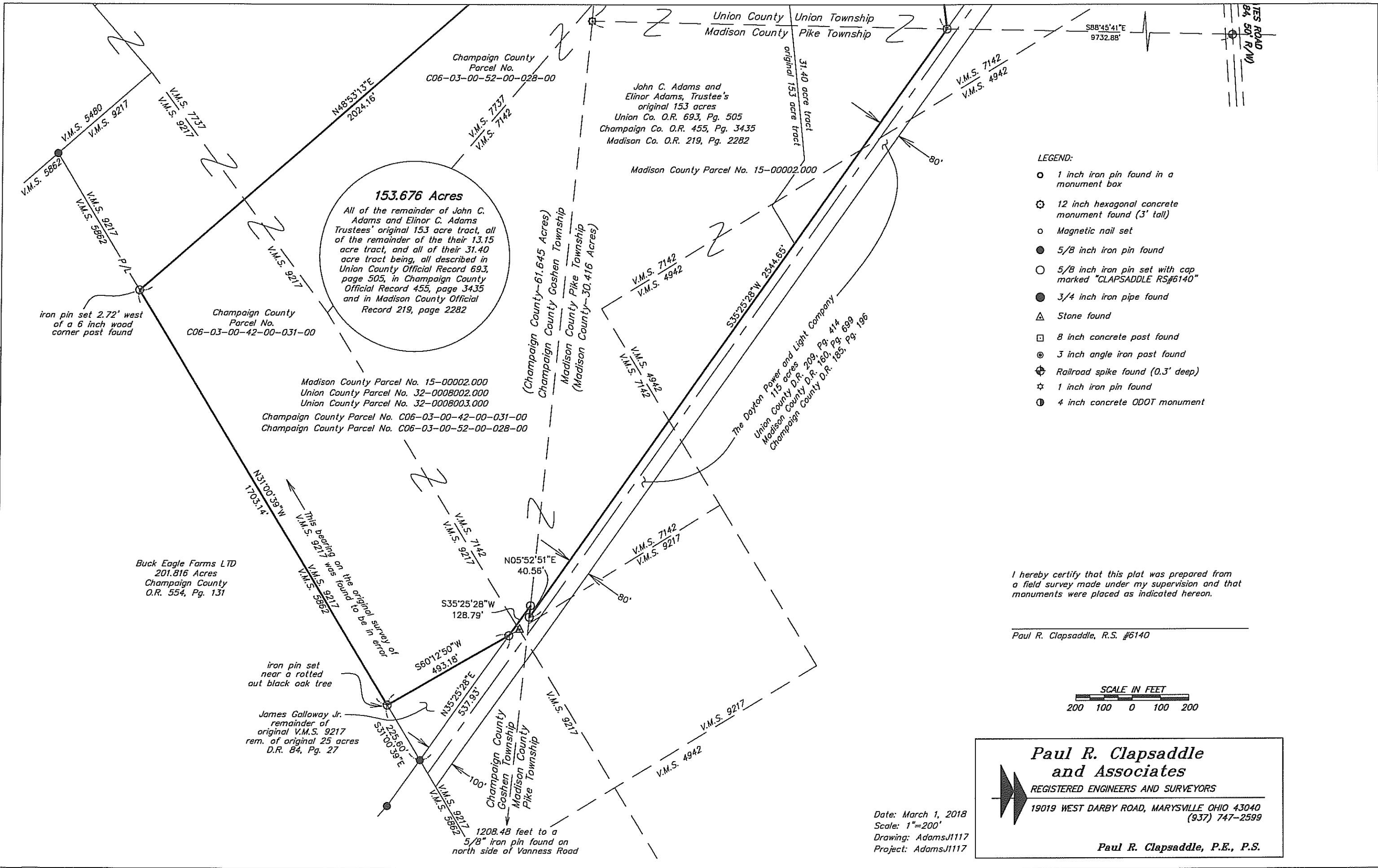


V.M.S. 7737	12.416 acres
V.M.S. 9217	21.046 acres
Acreage by Deed Tracts	
rem. of orig. 153 acre tract	61.645 acres



**153.676 Acres**  
 All of the remainder of John C. Adams and Elinor C. Adams Trustees' original 153 acre tract, all of the remainder of their 13.15 acre tract, and all of their 31.40 acre tract being, all described in Union County Official Record 693, page 505, in Champaign County Official Record 455, page 3435 and in Madison County Official Record 219, page 2282

- LEGEND:**
- 1 inch iron pin found in a monument box
  - ⊕ 12 inch hexagonal concrete monument found (3' tall)
  - Magnetic nail set
  - 5/8 inch iron pin found
  - 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
  - 3/4 inch iron pipe found
  - △ Stone found
  - 8 inch concrete post found
  - ⊙ 3 inch angle iron post found
  - ⊕ Railroad spike found (0.3' deep)
  - ☆ 1 inch iron pin found
  - ⊕ 4 inch concrete ODOT monument



**153.676 Acres**  
 All of the remainder of John C. Adams and Elinor C. Adams Trustees' original 153 acre tract, all of the remainder of their 13.15 acre tract, and all of their 31.40 acre tract being, all described in Union County Official Record 693, page 505, in Champaign County Official Record 455, page 3435 and in Madison County Official Record 219, page 2282

- LEGEND:**
- 1 inch iron pin found in a monument box
  - ⊕ 12 inch hexagonal concrete monument found (3' tall)
  - Magnetic nail set
  - 5/8 inch iron pin found
  - 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
  - 3/4 inch iron pipe found
  - △ Stone found
  - 8 inch concrete post found
  - ⊙ 3 inch angle iron post found
  - ⊕ Railroad spike found (0.3' deep)
  - ☆ 1 inch iron pin found
  - ⊙ 4 inch concrete ODOT monument

I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle, R.S. #6140



**Paul R. Clapsaddle and Associates**  
 REGISTERED ENGINEERS AND SURVEYORS  
 19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
 (937) 747-2599

**Paul R. Clapsaddle, P.E., P.S.**

Date: March 1, 2018  
 Scale: 1"=200'  
 Drawing: AdamsJ1117  
 Project: AdamsJ1117

***SURVEY FOR THE ADAMS FAMILY ESTATE***

***153.676 Acres***

***March 2, 2018***

The following described 153.676 acre tract is situated in the State of Ohio, Union County and Union Township, Champaign County and Goshen Township, Madison County and Pike Township, V.M.S. 4735, V.M.S. 7142, V.M.S. 6312, V.M.S. 4942, V.M.S. 7737, and V.M.S. 9217, being all of the remainder of John C. Adams and Elinor C. Adams, Trustee's original 153 acre tract, all of the remainder of their original 13.15 acre tract, and all of their 31.40 acre tract, all described in Union County Official Record 693, page 505, in Champaign County Official Record 455, page 3435, and in Madison County Official Record 219, page 2282, and said 153.676 acre tract being more particularly described as follows;

Beginning for reference in Union County at a 1 inch iron pin found in a monument box on the centerline of State Route 161 and State Route 4 (variable right of way width) and at the south terminus of the centerline of Champaign County Line Road (Township Road 77, 50 feet wide, planned 60 feet wide);

Thence South  $59^{\circ}45'59''$  West 301.03 feet, following the centerline of State Route 161 and State Route 4, to a magnetic nail set at the north corner of the remainder of said original 13.15 acre tract and at a northwest corner of David A. Shiffer and Bridget M. Shiffer's 118.44 acre tract described in Union County Official Record 178, page 1, said magnetic nail marking the *place of beginning*;

Thence *South  $36^{\circ}27'27''$  East 326.70 feet*, departing from the centerline of State Route 161 and State Route 4, following a northeast line of the remainder of said original 13.15 acre tract and a southwest line of said 118.44 acre tract, passing at 44.72 feet an iron pin set, to an iron pin set;

Thence *North  $87^{\circ}33'03''$  East 226.38 feet*, following a north line of the remainder of said original 13.15 acre tract and a south line of said 118.44 acre tract, to an iron pin set;

Thence *South  $30^{\circ}46'17''$  East 548.35 feet*, following a northeast line of said original 13.15 acre tract and a southwest line of said 118.44 acre tract, passing at 538.35 feet an iron pin set, to a point in the center of a 36 inch osage orange tree;

Thence *South  $48^{\circ}19'12''$  West 302.80 feet*, following a southeast line of said original 13.15 acre tract and a northwest line of said 118.44 acre tract, passing at 10.00 feet an iron pin set, to an iron pin set at the northeast corner of said 31.40 acre tract;

Thence *South  $06^{\circ}43'43''$  East 2445.89 feet*, following the east line of said 31.40 acre tract and a west line of said 118.44 acre tract, departing from V.M.S. 4735, crossing an east corner of V.M.S. 7142, crossing a west corner of V.M.S. 6312, and again entering V.M.S. 7142, to an iron pin set in the northwest line of The Dayton Power and Light Company's 115 acre tract

described in Union County Deed Record 209, page 414, in Madison County Deed Record 160, page 699, and in Champaign County Deed Record 185, page 196, said iron pin being on the south line of Union County and on the north line of Madison County;

Thence *South 35°25'28" West 2544.65 feet*, following the southeast line of said 31.40 acre tract, the southeast line of said original 153 acre tract, and the northwest line of said 115 acre tract, passing a southeast line of V.M.S. 7142, crossing V.M.S. 4942, and reentering V.M.S. 7142, to an iron pin set in the west line of Madison County and in the east line of Champaign County;

Thence *North 5°52'51" East 40.56 feet*, following a segment of the southeast line of said original 153 acre tract and a segment of the northwest line of said 115 acre tract, following the west line of Madison County and the east line of Champaign County, to an iron pin set;

Thence *South 35°25'28" West 128.79 feet*, entering Champaign County, following a southeast line of said original 153 acre tract and following a northwest line of said 115 acre tract, passing the west line of V.M.S. 7142, and entering V.M.S. 9217, to an iron pin set at the east corner of James Galloway Jr.'s remainder of an original 25 acre tract described in Champaign County Deed Record 84, page 27 (deed is from 1901);

Thence *South 60°12'50" West 493.18 feet*, following a southeast line of said original 153 acre tract and the northwest line of said James Galloway Jr.'s remainder of an original 25 acre tract, to an iron pin set in the northeast line of Buck Eagle Farms LTD's 201.816 acre tract described in Champaign County Official Record 554, page 131, said iron pin being in the southwest line of V.M.S. 9217 and in the northeast line of V.M.S. 5862;

Thence *North 31°00'39" West 1703.14 feet*, following a southwest line of said original 153 acre tract and V.M.S. 9217, and following the northeast line of said 201.816 acre tract and V.M.S. 5862, to an iron pin set at the south corner of L. Leroy Blazer Trustee, et al's 103.3563 acre Tract II described in Champaign County Official Record 451, page 2445;

Thence *North 48°53'13" East 2024.16 feet*, following a northwest line of the remainder of said original 153 acre tract and the southeast line of said 103.3563 acre tract, crossing V.M.S. 9217, crossing V.M.S. 7737, and entering V.M.S. 7142, to a 3 inch angle iron post found;

Thence *North 6°04'30" West 462.05 feet*, following a west line of the remainder of said original 153 acre tract and an east line of said 103.3563 acre tract, to an iron pin set;

Thence *North 10°18'51" West 574.84 feet*, following a west line of the remainder of said original 153 acre tract and an east line of said 103.3563 acre tract, passing an iron pin set at 572.84 feet, to a point in the south line of L. Leroy Blazer Trustee, et al's 39.52 acre Tract VI described in Champaign County Official Record 451, page 2445 and in Union County Official Record 677, page 836, said point being in the southeast line of V.M.S. 4804 and in the northwest line of V.M.S. 7142;

Thence **North 48°34'26" East 1413.92 feet**, following a northwest line of said original 153 acre tract, said original 13.15 acre tract, and V.M.S. 7142, and following the southeast line of said 39.52 acre tract and V.M.S. 4804, departing from Champaign County and entering Union County at 460.66 feet, also passing at 2.00 feet an iron pin set, to an iron pin set at the east corner of V.M.S. 4804 and in the southwest line of V.M.S. 4735;

Thence **North 41°16'39" West 1044.85 feet**, following a southwest line of said original 13.15 acre tract and V.M.S. 4735, and following the northeast line of said 39.52 acre tract and V.M.S. 4804, passing the west line of Union County and entering Champaign County, passing an 8 inch concrete post found at 1014.46 feet, to a magnetic nail set in the centerline of State Route 161 and State Route 4;

Thence **North 60°13'43" East 3.81 feet**, following the centerline of State Route 161 and State Route 4, entering V.M.S. 4735 and following a northwest line of said original 13.15 acre tract, to a magnetic nail set;

Thence **North 59°45'59" East 396.15 feet**, following the centerline of State Route 161 and State Route 4, following the northwest line of said original 13.15 acre tract, passing at 91.80 feet a magnetic spike set in the east line of Champaign County and west line of Union County, thereafter entering Union County to the **place of beginning, containing 153.676 acres**, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 153.676 acre tract, 61.615 acres are in Union County (Parcel No. 32-0008002.0000). Of the above described 61.615 acre tract, the following is a breakdown of acreage by V.M.S., by original tract, and area in the road right of way:

- 0.250 acre is within the right of way of State Route 161 and State Route 4
- 10.950 acres are in V.M.S. 4735
- 50.184 acres are in V.M.S. 7142
- 0.481 acre is in V.M.S. 6312
- 26.813 acres are part of said 31.40 acre tract
- 11.103 acres are part of the remainder of said original 13.15 acre tract
- 23.699 acres are part of the remainder of said original 153 acre tract

Of the above described 153.676 acre tract, 30.416 acres are in Madison County (Parcel No. 15-00002.000). Of the above described 30.416 acre tract, the following is a breakdown of acreage by V.M.S. and by original tract:

- 24.707 acres are in V.M.S. 7142
- 5.709 acres are in V.M.S. 4942
- 4.832 acres are part of said 31.40 acre tract
- 25.584 acres are part of the remainder of said original 153 acre tract

Of the above described 153.676 acre tract, 61.645 acres are in Champaign County (Parcel No. C06-03-00-42-00-031-00, and Parcel No. C06-03-00-52-00-028-00). Of the above described 61.645 acre tract, the following is a breakdown of acreage by V.M.S., by original tract, and area in the road right of way:

0.057 acre is within the right of way of State Route 161 and State Route 4  
0.119 acre is in V.M.S. 4735  
28.064 acres are in V.M.S. 7142  
12.416 acres are in V.M.S. 7737  
21.046 acres are in V.M.S. 9217  
61.645 acres are part of the remainder of said original 153 acre tract

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of February 2018. Bearings indicated herein are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS observations. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST: Paul R. Clapsaddle  
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road,  
Marysville, Ohio 43040  
(937) 747-2599

