

ALL IRON PIPES (I.P.) SET ARE
 3/4" PIPES WITH YELLOW
 PLASTIC CAPS STAMPED PSS.
 ○ = 30" IRON PIN SET WITH CAP

**EXHIBIT OF 22.431 ACRES
 SITUATED IN VIRGINIA MILITARY SURVEY 8672
 PAINT TOWNSHIP, MADISON COUNTY, STATE OF OHIO**

SECONDARY
 POINT OF REFERENCE FOR
 22.431 ACRE TRACT
 SOLID IRON BAR FOUND
 AT C/L INTERSECTION OF
 LINSON ROAD AND FOODY ROAD

HEINER GANTENBRINK FARMS
 OR BOOK 256, PAGE 1091
 TRACT 1
 314.34 ACRES
 AUDITORS # 14-00062.000

HELENA ANN KEEHNER
 OR BOOK 283, PAGE 1412
 76.69 ACRES
 AUDITORS # 14-00159.000

HEINER GANTENBRINK FARMS
 OR BOOK 256, PAGE 1091
 TRACT 2
 62.67 ACRES
 AUDITORS # 14-00062.000

I.P. SET VMS #8673

VMS #8672 S 86°25'48" E
 N 02°52'09" W
 559.34'

RANDOLPH J. ISAACS
 OR BOOK 97, PAGE 1031
 43.51 ACRES (ORIG)
 24.060 ACRES CURRENT REMAINDER
 1.629 ACRES REMAINDER AFTER LOT SPLIT
 AUDITORS # 14-00063.000
22.431 ACRES

PASSING I.P. SET
 AT 1974.81'

VMS #8673
 VMS #8672

I.P. SET

AT 20.01'
 1.629 ACRES
 AT 326.99'

I.P. SET
 1919.89'

PASSING I.P. SET
 AT 25.00'

C/L
 VMS #8673
 VMS #9366
FOODY ROAD

TRUE PLACE
 OF BEGINNING
 FOR 22.431 ACRE TRACT
 RAILROAD SPIKE FOUND
 N 651675.54
 E 1681584.30

VMS #9366
 VMS #6773

DAVID J. & MARILYN J. HUGHES
 DEED BOOK 288, PAGE 167
 18.82 ACRES
 AUDITORS # 14-00145.000

MAG NAIL SET
 MAG NAIL SET

SOLID IRON BAR FOUND
 MAG NAIL SET

WATERS FAMILY LLC
 OR BOOK 128, PAGE 1145
 55.68 ACRES
 AUDITORS # 14-00155.000

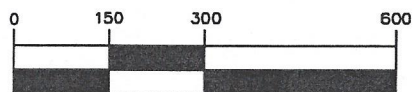
FROM P.O.B.
 S 05°32'22" W
 SOLID BAR FOUND
 AT 1118.73'
 RRS FOUND 470.00'
 0.15' WEST OF LINE

- (A) S 05°32'22" W
200.15'
- (B) N 86°25'48" W
346.67'
- (C) S 05°32'22" W
208.68'
- (D) S 87°41'48" E
347.02'
- (E) S 05°32'22" W
112.53'

WEST BROAD STREET INVESTORS LTD,
 OR BOOK 199, PAGE 1374
 19.40 ACRES
 AUDITORS # 14-00063.001



GRAPHIC SCALE



(IN FEET)
 1 inch = 300 ft.

For the purpose of this exhibit, a bearing of North 03°50'52" East was used on the easterly line of that 314.34 acre Tract 1, owned by Heiner Gantenbrink Farms, of record in Official Record Volume 105, Page 562, being the centerline of a portion of Foody Road, on file in the Office of the Recorder, Madison County, Ohio, and based upon the Ohio South - State Plane Coordinate System. This exhibit is based upon an actual field survey conducted in April of 2010, March of 2017, and November of 2018.

PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS

John W. Evers
 JOHN W. EVERS P.S. 7869

NOV. 21, 2018

PREPARED BY
PRECISION SURVEYING SERVICES, LLC.
 CONSULTING SURVEYORS
 9055 S.R. 56 S.E.
 MT. STERLING, OHIO 43143
 ~ OFFICE ~ (740) 845-1412
 ~ FAX ~ (740) 845-1422

DESCRIPTION OF 22.431 ACRES
FROM LANDS OWNED BY
RANDOLPH J. ISAACS
PAINT TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 8672, Paint Township, County of Madison, State of Ohio, and being 22.431 acres of land all out of the remainder of that 43.51 acre tract of land owned by Randolph J. Isaacs, of record in Official Record Book 97, Page 1031 (all references to records being on file in the Office of the Recorder, Madison County, Ohio), said 22.431 acre tract being further described as follows:

The True Place of Beginning being a railroad spike found in the centerline of Foody Road, at the northeast corner of said 43.51 acre tract, being the southeast corner of a 314.34 acre Tract 1, owned by Heiner Gantenbrink Farms, of record in Official Record Book 256, Page 1091, also being the southeast corner of Virginia Military Survey #8673, the northeast corner of Virginia Military Survey #8672, the northwest corner of Virginia Military Survey #6773, and the southwest corner of Virginia Military Survey #9366;
The Point of Reference being a railroad spike found at the centerline intersection of Foody Road with Linson Road, which bears North $03^{\circ}50'52''$ East, passing along the easterly line of said 314.34 acre Tract 1, and a 7.11 acre Tract 3, owned by Heiner Gantenbrink Farms, of record in Official Record Volume 105, Page 562, at a distance of 3088.09 feet;

Thence from **The True Place of Beginning** South $05^{\circ}32'22''$ West, along the centerline of said Foody Road, being the east line of the remainder of said 43.51 acre tract, a distance of 200.15 feet to a Mag Nail set at the northeast corner of a proposed 1.629 acre parcel;

Thence North $86^{\circ}25'48''$ West, into the remainder of said 43.51 acre tract and along the north line of said proposed 1.629 acre parcel, a distance of 346.67 feet to an iron pin set 18" deep, passing an iron pipe set at 20.01 feet;

Thence South $05^{\circ}32'22''$ West, along the west line of said proposed 1.629 acre parcel, a distance of 208.68 feet to an iron pipe set 18" deep;

Thence South $87^{\circ}41'48''$ East, along the south line of said proposed 1.629 acre parcel, a distance of 347.02 feet to a Mag Nail set in the centerline of Foody Road, being the east line of the remainder of said 43.51 acre tract, and being the southwest corner of said proposed 1.629 acre parcel;

Thence South $05^{\circ}32'22''$ West, along the centerline of said Foody Road, being the east line of the remainder of said 43.51 acre tract, a distance of 112.53 feet to a Mag Nail set at the southeast corner of the remainder of said 43.51 acre tract; being the northeast corner of a 19.40 acre tract of land owned by West Broad Street Investors LTD, of record in Official Record Book 199, Page 1374;

Thence North $87^{\circ}41'48''$ West, along the north line of said 19.40 acre tract, being the south line of the remainder of said 43.51 acre tract, a distance of 1919.89 feet to an iron pipe set 18" deep and being in the east line of a 62.67 acre Tract 2, owned by said Heiner Gantenbrink Farms, of record in Official Record Book 256, Page 1091, passing an iron pipe set at 25.00 feet;

Thence North $02^{\circ}52'09''$ West, along the west line of the remainder of said 43.51 acre tract, the east line of said 62.67 acre Tract 2, a distance of 559.34 feet to an iron pipe set 18" deep at the northeast corner of said 62.67 acre Tract 2, being the northwest corner of the remainder of said 43.51 acre tract, and being in the south line of said 314.34 acre Tract 1, being the south line of Virginia Military Survey No. 8673, being the north line of Virginia Military Survey No. 8672;

Thence South 86°25'48" East, along north line of the remainder of said 43.51 acre tract, being the south line of said 314.34 acre Tract 1, being the south line of Virginia Military Survey No. 8673, being the north line of Virginia Military Survey No. 8672, a distance of 1999.81 feet to **The True Place of Beginning** and containing 22.431 acre of land, passing an iron pipe set at a distance of 1974.81 feet.

For the purpose of this description, a bearing of North 03°50'52" East was used on the easterly line of that 314.34 acre Tract 1, owned by Heiner Gantenbrink Farms, of record in Official Record Volume 105, Page 562, being the centerline of a portion of Foody Road, on file in the Office of the Recorder, Madison County, Ohio, and based upon the Ohio South - State Plane Coordinate System. This description is based upon an actual field survey conducted in April of 2010, March of 2017, and November of 2018. All iron pipes set are 30 inch in length, and 3/4" I.D., with yellow plastic caps stamped "PSS 7869".



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors

John W. Evers
John W. Evers

P.S. 7869

11-21-18