

**PLAT OF SURVEY FOR:**  
**GLENN WOLF ALPER &**  
**LYNNE STALEY ALPER, TRUSTEES**  
**SOMERFORD TWP ~ VMS 6350, 11031**  
**10953, 7404 & 9838**  
**MADISON COUNTY, OHIO**  
**OFF REC 274, PG 2361**

**NOTES:**

- 1) ○ IRON PIPE FOUND
- 2) ⊙ IRON ROD FOUND
- 3) △ RAILROAD SPIKE FOUND
- 4) ⊕ MAG NAIL FOUND
- 5) ⊗ RAILROAD SPIKE SET
- 6) ○ 5/8" X 30" IRON ROD WITH PLASTIC ID CAP SET
- 7) BEARING ASSUMED FROM PLAT 68-03

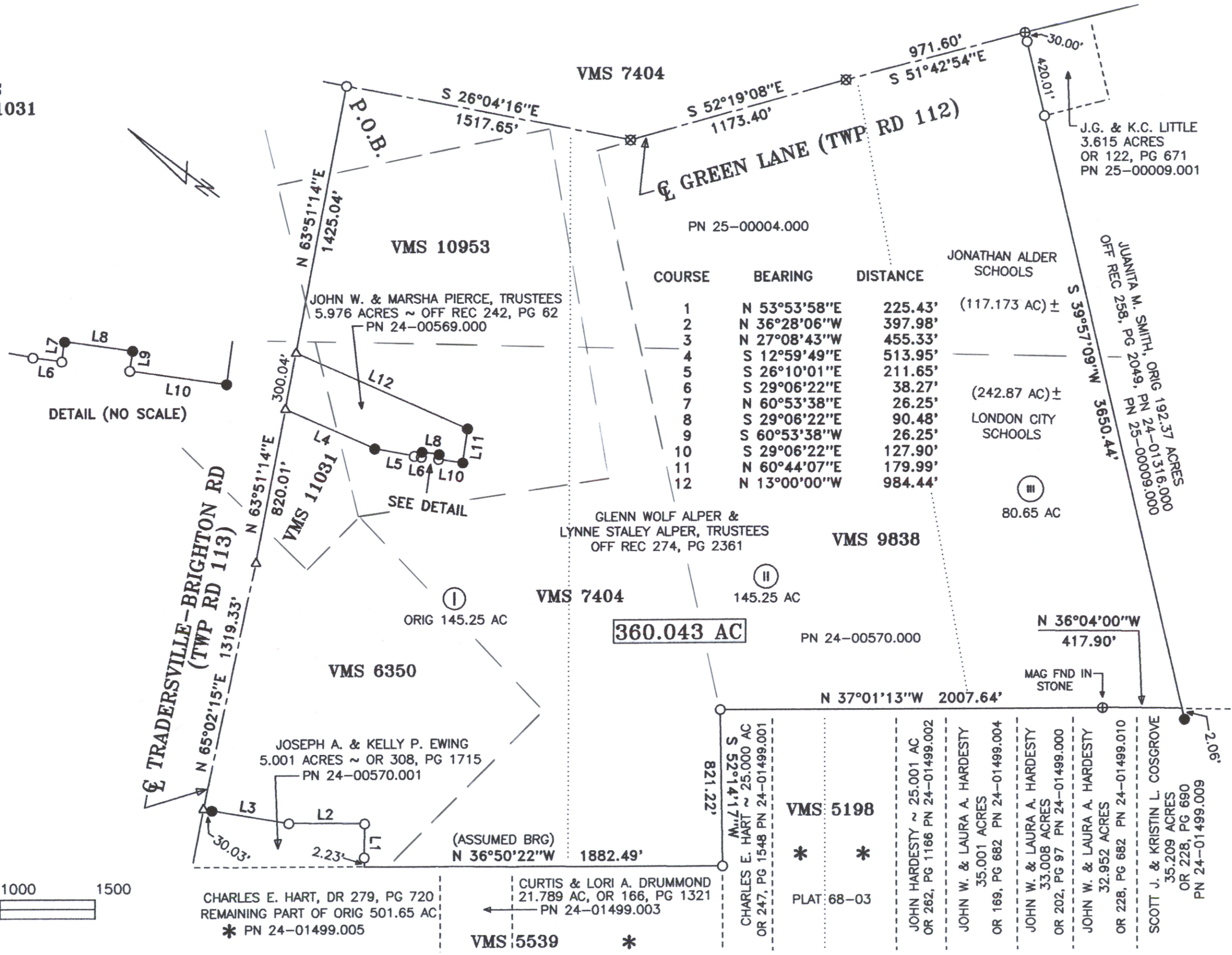
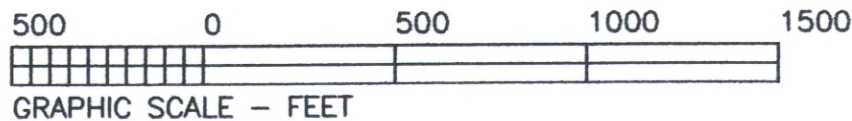


*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
 JAN 29, 2018 JN 18-01

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

**PRIDAY SURVEYING INC**  
 P.O. BOX 192  
 MARYSVILLE, OHIO 43040  
 937-642-3400



LEGAL DEED DESCRIPTION

ALPER

360.043 ACRES

Real estate situated in Somerford Township of Madison County, Ohio; in the Virginia Military Survey numbers 6350, 11031, 10953, 7404 & 9838; being a survey of the remaining portion of Tract 1 (original 145.25 acres), and all of Tract 2 (145.25 acres) and Tract 3 (80.65 acres) of Glenn Wolf Alper and Lynne Staley Alper, Trustees (Official Record 274, page 2361, P.N. 25-00004.000 and P.N. 24-00570.000); and being further bounded and described as follows:

Beginning at an iron pipe found at the centerline intersection of Tradersville-Brighton Road (Township Road 113) and Green Lane (Township Road 112), being the TRUE POINT OF BEGINNING.

Thence with three consecutive courses of said centerline of Green Lane:

- 1) South 26 deg.-04'-16" East, 1517.65 feet to a railroad spike set.
- 2) South 52 deg.-19'-08" East, 1173.40 feet to a railroad spike set.
- 3) South 51 deg.-42'-54" East, 971.60 feet to a mag nail found at the most northerly corner of the 3.615 acre tract of J.G. and K.C. Little (Official Record 122, page 671, P.N. 25-00009.001).

Thence South 39 deg.-57'-09" West, 3650.44 feet along the northwesterly lines of said 3.615 acre tract and the original 192.37 acre tract of Juanita M. Smith (Official Record 258, page 2049, P.N. 24-01316.000 & 25-00009.000), (passing over iron pipes found at 30.00 feet and 450.01 feet) to a point on the northeasterly line of the 35.209 acre tract of Scott J. and Kristin L. Cosgrove (Official Record 228, page 690, P.N. 24-01499.009). Said point is witnessed by an iron rod set which bears (South 39 deg.-57'-09" West, 2.06 feet).

Thence North 36 deg.-04'-00" West, 417.90 feet along said northeasterly line of the 35.209 acre tract and the northeasterly line of the 32.952 acre tract of John W. and Laura A. Hardesty (Official Record 228, page 682, P.N. 24-01499.010) to a mag nail found in a stone.

Thence North 37 deg.-01'-13" West, 2007.64 feet along the northeasterly lines of said 32.952 acre tract, the 33.008 acre tract also of Hardesty (Official Record 202, page 97, P.N. 24-01499.000), the 35.001 acre tract also of Hardesty (Official Record 169, page 682, P.N. 24-01499.004), the 25.001 acre tract of John Hardesty (Official Record 262, page 1166, P.N. 24-01499.002), a remaining portion of the original 501.65 acre tract of Charles E. Hart (Deed Record 279, page 720, P.N. 24-01499.005), and the 25.000 acre tract of Charles E. Hart (Official Record 247, page 1548, P.N. 24-01499.001) to an iron pipe found.

Thence South 52 deg.-14'-17" West, 821.22 feet along the northwesterly line of said 25.000 acre tract to an iron pipe found on the easterly corner of another tract of said remaining portion of the original 501.65 acre tract.

Thence North 36 deg.-50'-22" West (assumed bearing), 1882.49 feet along the northeasterly lines of said remaining tract, the 21.789 acre tract of Curtis and Lori A. Drummond (Official Record 166, page 1321, P.N. 24-01499.003), and another tract of the remaining portion of said original 501.65 acre tract to a point at the most southerly corner of the 5.001 acre tract of Joseph A. and Kelly P. Ewing (Official Record 308, page 1715, P.N. 24-00570.001).

Thence with three consecutive courses of said 5.001 acre tract:

- 1) North 53 deg.-53'-58" East, 225.43 feet (passing over an iron pipe found at 2.23 feet) to an iron pipe found.
- 2) North 36 deg.-28'-06" West, 397.98 feet to an iron pipe found.
- 3) North 27 deg.-08'-43" West, 455.33 feet (passing over an iron rod set at 425.30 feet) to a railroad spike found in aforesaid centerline of Tradersville-Brighton Road.

Thence with two consecutive courses of said centerline of Tradersville-Brighton Road:

- 1) North 65 deg.-02'-15" East, 1319.33 feet to a railroad spike found.
- 2) North 63 deg.-51'-14" East, 820.01 feet to a railroad spike found at the northwesterly corner of the 5.976 acre tract of John W. and Marsha Pierce, Trustees (Official Record 242, page 62, P.N. 24-00569.000).

Thence with nine consecutive courses of said 5.976 acre tract:

- 1) South 12 deg.-59'-49" East, 513.95 feet to an iron rod set.
- 2) South 26 deg.-10'-01" East, 211.65 feet to an iron pipe found.
- 3) South 29 deg.-06'-22" East, 38.27 feet to an iron pipe found.
- 4) North 60 deg.-53'-38" East, 26.25 feet to an iron rod set.
- 5) South 29 deg.-06'-22" East, 90.48 feet to an iron rod set.
- 6) South 60 deg.-53'-38" West, 26.25 feet to an iron pipe found.
- 7) South 29 deg.-06'-22" East, 127.90 feet to an iron rod set.
- 8) North 60 deg.-44'-07" East, 179.99 feet to an iron rod set.
- 9) North 13 deg.-00'-00" West, 984.44 feet to a railroad spike found in said centerline of Tradersville-Brighton Road.

Thence North 63 deg.-51'-14" East, 1425.04 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 68-03. The tract as described from an actual field survey performed on or about January 29, 2018, by Registered Surveyor Joseph P. Priday (S-7277), contains **360.043 acres**, more or less (of which approximately 117.173 acres are within Jonathan Alder School district and approximately 242.87 acres are within London City School district), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.

