

# PLAT OF SURVEY

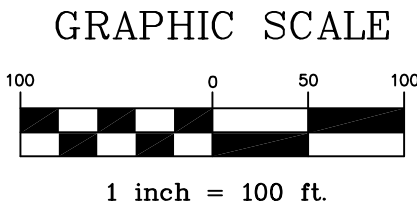
EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON AND MONROE, 5.10 ACRES BEING IN VMS 1095 MONROE TOWNSHIP, AND IN VMS 13661 JEFFERSON TOWNSHIP.



**BASIS OF BEARINGS**  
Bearings are based on the centerline of Taylor Blair Road as shown on MO-9C survey as being S 39° 00' 00" E

- LEGEND**
- ▲ PK NAIL SET
  - SET 3/4" IRON PIPE-30" LONG (CAPPED TT 8621)
  - IRON PIN FOUND
  - RAIL ROAD SPIKE FOUND



<b>PLAT OF SURVEY</b>
Situated in the State of Ohio, County of Madison, Township of Jefferson and Monroe, In VMS 1095 Monroe Township, and In VMS 13661 Jefferson Township.
<b>CERTIFICATION:</b> THIS PLAT IS PREPARED FROM RECORDS ON FILE AT THE MADISON COUNTY AUDITOR, RECORDER & ENGINEER'S OFFICE'S AND BASED UNDER THE DIRECT SUPERVISION OF MICHAEL R. ZISKA, REGISTERED SURVEYOR #8621, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
BY: <i>Mike Ziska</i> <b>Michael R. Ziska</b> REGISTERED STATE OF OHIO PROFESSIONAL SURVEYOR No. 8621 DATE OF PLAT: 4/4/2019

## 5.10 ACRE DESCRIPTION

Situated in the State of Ohio, County of Madison, Township of Jefferson and Monroe, in VMS 1095 Monroe Township and in VMS 13661 Jefferson Township, and being 5.10 acre tract of land consisting of a 3.98 (VMS 13661, PID # 09-00041.000), 0.17 (VMS 1095, PID # 11-00286.000), and 1.000 (VMS 13661, PID # 09-00040.000) acre tract of land as conveyed to Robert K. & Michelle L. Powell as recorded in IN # 201700001563, Recorder's Office, Madison County Ohio, and said 5.10 acre tract of land being more particularly described as follows:

**BEGINNING** with a PK Nail set in the centerline of Taylor Blair Road which PK nail set bears **S 39° 00' 00" E**, a distance of **540.00 feet** from an iron pin found at the centerline of Taylor Blair Road and Little Darby Road junction, said corner or beginning is the Northerly corner of said 3.98 acre tract and the Easterly corner of a 5.001 acre tract as conveyed to Garnet Mirolo of record in OR 204, PG. 220, thence;

**S 39° 00' 00" E**, a distance of **486.85 feet**, along the centerline of said Taylor Blair Road, the Easterly line of said 3.98 acre tract, and the Easterly line of said 1.000 acre tract, to a rail road spike found in the centerline of said Taylor Blair Road, the Easterly corner of said 1.000 acre tract, and the Northerly corner of a 180.030 acre tract as conveyed to Bert W. & Karen E. Buganski of record in OR 59, PG. 433, thence;

**S 58° 24' 00" W**, a distance of **478.43 feet**, along the Southerly line of said 3.98 & 1.000 acre tract, and the Northerly line of said 180.030 acre tract, to an Iron pin set at the Southerly corner of said 3.98 acre tract, the Southeasterly corner of a 5.01 acre tract as conveyed to Gregory H. & Sharon J. Garman of record in OR 240, PG. 594, and on the Northerly line of said 180.030 acre tract, thence;

**N 34° 45' 35" W**, a distance of **483.76 feet**, along the Westerly line of said 3.98 acre tract, and the Easterly line of said 5.01 acre tract, to an iron pin set at the Westerly corner of said 0.17 acre tract and an Easterly corner of said 5.01 acre tract, thence;

**N 58° 25' 49" E**, a distance of **442.39 feet**, along the Northerly line of said 3.98 acre tract, a Southerly line of said 5.01 acre tract, and the Southerly line of said 5.001 acre tract to the **TRUE POINT OF BEGINNING**, containing 5.10 acre, more or less. The above description was prepared from an actual field survey made under the direct supervision of Michael Ziska, PS # 8621. Iron pins set are  $\frac{3}{4}$ " by 30" with cap inscribed "TT 8621".

Bearings are based on the Centerline of Taylor Blair Road as shown on MO-9C survey as being S 39° 00' 00" E.

See attached Exhibit "A".

*Mike Ziska*  
Michael R. Ziska

4/4/2019  
Professional Surveyor No. 8621

