

LEGEND:

- ⊗ RAILROAD SPIKE FOUND
 - ⊕ REFLECTOR FOUND IN THE PAVEMENT
 - ⊙ MAG NAIL FOUND
 - MAG NAIL SET
 - 12 INCH SQUARE CONCRETE POST FOUND
 - ⊗ 3/4 INCH IRON PIPE FOUND
 - ⊗ 6 INCH WOOD POST FOUND
 - 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
- P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
C/L = CENTER-LINE
—x—x— DENOTES FENCELINE
(U) = UNION
(M) = MADISON

DEED & SURVEY REFERENCES:

O.R. 101, PG. 767 (U) O.R. 64, PG. 1167 (M)
VOL. 318, PG. 004 (U) O.R. 284, PG. 377 (M)
O.R. 149, PG. 661 (U)
O.R. 185, PG. 842 (U)
O.R. 125, PG. 1606 (M)

SURVEYS BY JAMES A. PAGE, P.S. 6034
ENTITLED "PLAT OF BOUNDARY SURVEY FOR ALVIN TROYER", DATED JUNE 2, 1998 AND FEBRUARY 2, 1999

SURVEY BY RODGER IRWIN BAKER, P.S. 5539
ENTITLED "PLAT OF 100.002 ACRES OF LAND" DATED AUGUST 24, 2000

UNION COUNTY ALIGNMENT MAP FOR S.H. 242 SECTION B (P.T.) AND D, DATED 1939

LINDA L. ANDREWS
100.00 ACRES
VOL. 318, PG. 004 (UNION)
O.R. 284, PG. 377 (MADISON)

FLOOD ZONE NOTE:

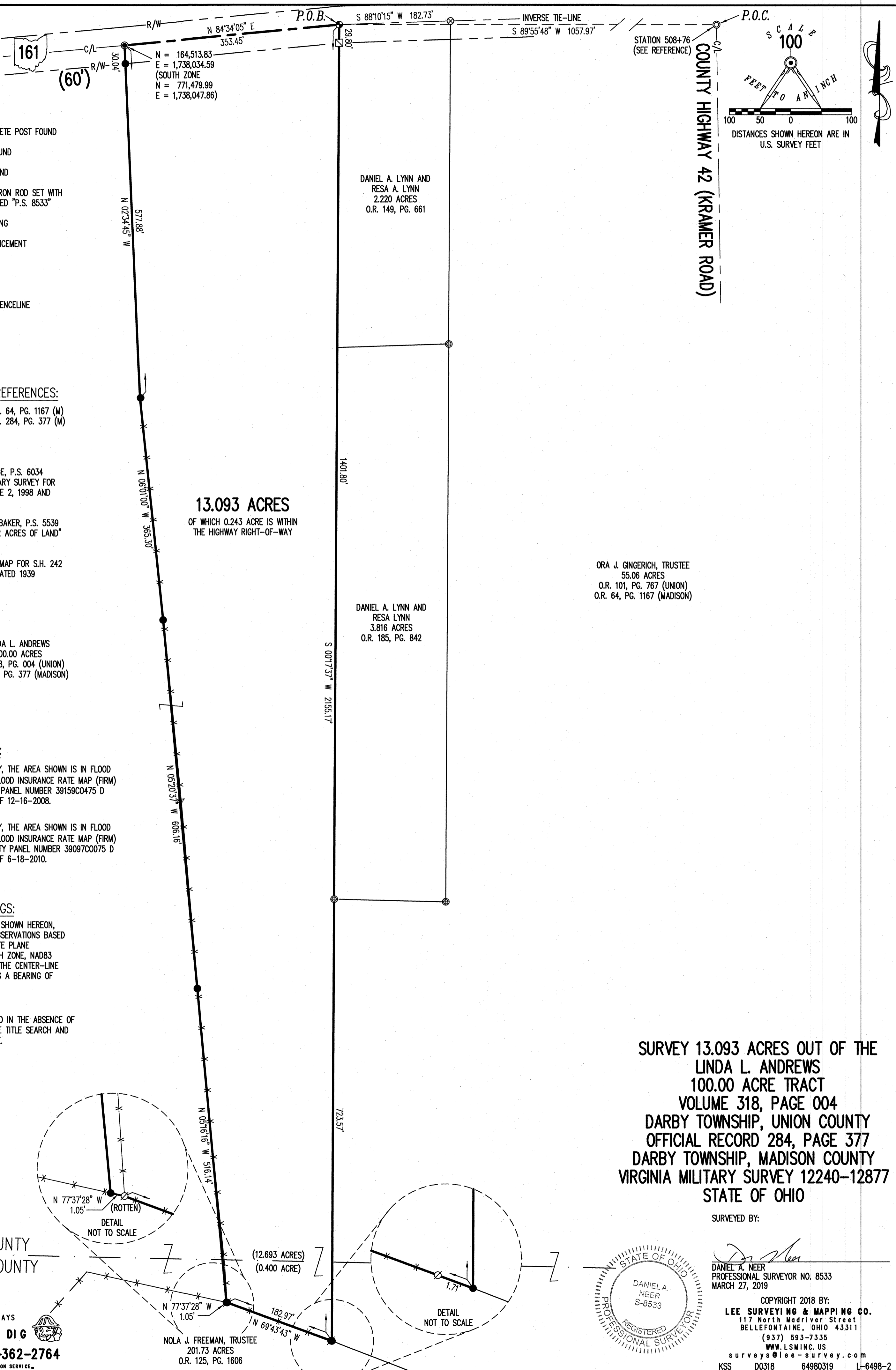
BY GRAPHIC PLOTTING ONLY, THE AREA SHOWN IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) UNION COUNTY COMMUNITY PANEL NUMBER 39159C0475 D WITH AN EFFECTIVE DATE OF 12-16-2008.

BY GRAPHIC PLOTTING ONLY, THE AREA SHOWN IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MADISON COUNTY COMMUNITY PANEL NUMBER 39097C0075 D WITH AN EFFECTIVE DATE OF 6-18-2010.

BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF OHIO ROUTE 161 HAVING A BEARING OF N 84°34'05" E.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

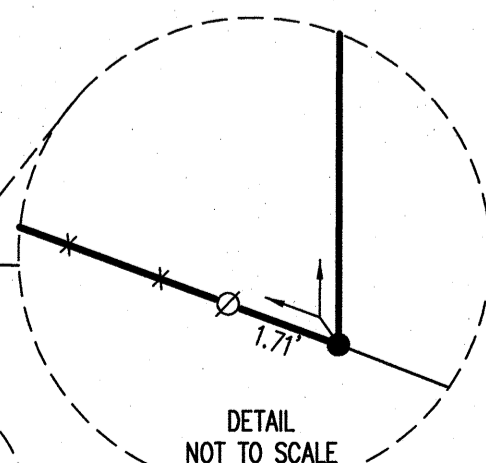
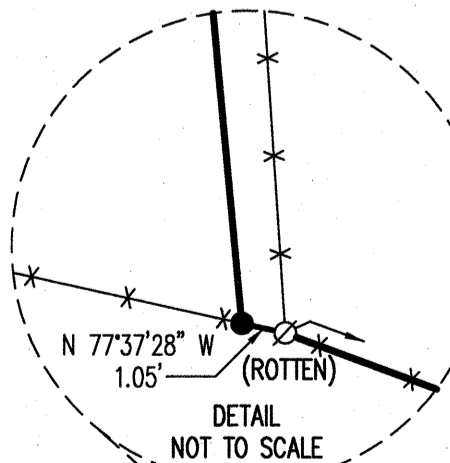


13.093 ACRES
OF WHICH 0.243 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY

DANIEL A. LYNN AND
RESA A. LYNN
2.220 ACRES
O.R. 149, PG. 661

DANIEL A. LYNN AND
RESA LYNN
3.816 ACRES
O.R. 185, PG. 842

ORA J. GINGERICH, TRUSTEE
55.06 ACRES
O.R. 101, PG. 767 (UNION)
O.R. 64, PG. 1167 (MADISON)



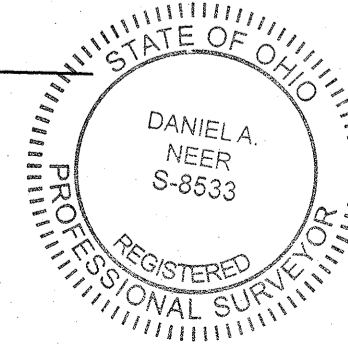
UNION COUNTY
MADISON COUNTY

(12.693 ACRES)
(0.400 ACRE)
NOLA J. FREEMAN, TRUSTEE
201.73 ACRES
O.R. 125, PG. 1606

SURVEY 13.093 ACRES OUT OF THE LINDA L. ANDREWS 100.00 ACRE TRACT VOLUME 318, PAGE 004 DARBY TOWNSHIP, UNION COUNTY OFFICIAL RECORD 284, PAGE 377 DARBY TOWNSHIP, MADISON COUNTY VIRGINIA MILITARY SURVEY 12240-12877 STATE OF OHIO

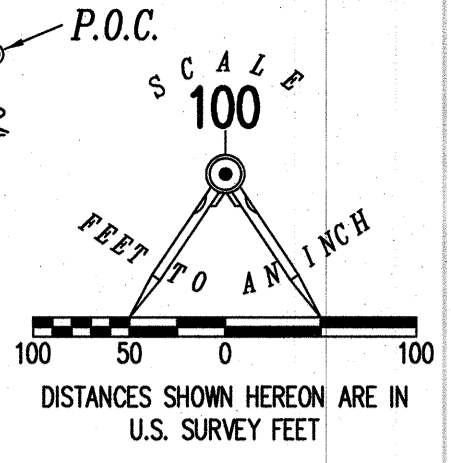
SURVEYED BY:

Daniel A. Neer
DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
MARCH 27, 2019



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KSS D0318 64980319 L-6498-2

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COUNTY HIGHWAY 42 (KRAMER ROAD)

STATION 508+76 (SEE REFERENCE)

161

(60')

N = 164,513.83
E = 1,738,034.59 (SOUTH ZONE)
N = 771,479.99
E = 1,738,047.86

P.O.B.

INVERSE TIE-LINE
S 88°10'15" W 182.73'
S 89°55'48" W 1057.97'

P.O.C.

Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

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ANDREWS 13.093 ACRES

Lying in Virginia Military Survey 12240-12877, Darby Township, Union County and Darby Township, Madison County, Ohio (all records referenced herein refer to the Union County (U) and/or Madison County (M) Records of Deeds).

Being out of the Linda L. Andrews 100.00 acre tract as deeded and described in Official Record 318, Page 004 (U) and Official Record 284, Page 377, Parcel 03-00002.000 (M) and being more particularly described as follows:

COMMENCING at a MAG nail found at the intersection of the center-lines of Ohio Route 161 (60 feet wide) and County Highway 42 (Kramer Road) at Station 508+76 (Union County Alignment Map for S.H. 242 Section B (P.T.) and D, Dated 1939);

THENCE, with an inverse tie-line, S 89°-55'-48" W, a straight line distance of 1057.97 feet to a reflector found in the pavement at the **TRUE POINT OF BEGINNING**, being the northeast corner of said 100.00 acre tract and the northwest corner of the Daniel A. Lynn and Resa A. Lynn 2.220 acre tract as deeded and described in Official Record 149, Page 661 (U);

THENCE, with the easterly line of said 100.00 acre tract and westerly lines of said 2.220 acre tract, the Daniel A. Lynn and Resa Lynn 3.816 acre tract as deeded and described in Official Record 185, Page 842 (U) and the Ora J. Gingerich, Trustee, 55.06 acre tract as deeded and described in Official Record 101, Page 767 (U) and Official Record 64, Page 1167 (M), **S 00°-17'-37" W**, passing a 12 inch square concrete post found at a distance of 29.80 feet and a 3/4 inch iron pipe found at a distance of 1431.60 feet, a total distance of **2155.17** feet, crossing the Union / Madison County Line, to an iron rod set on the northerly line of the Nola J. Freeman, Trustee, 201.73 acre tract as deeded and described in Official Record 125, Page 1606 (M);

THENCE, with common lines to said 100.00 acre and 201.73 acre tracts, the following two (2) courses:

- 1) **N 69°-43'-43" W**, passing a 6 inch wood post found at a distance of 1.71 feet, a total distance of **182.97** feet to a 6 inch wood post found (rotten); and
- 2) **N 77°-37'-28" W**, a distance of **1.05** feet to an iron rod set;

THENCE, with new division lines through said 100.00 acre tract, the following four (4) courses:

- 1) **N 05°-16'-16" W**, a distance of **516.14** feet, crossing the Madison / Union County Line, to an iron rod set;
- 2) **N 05°-20'-37" W**, a distance of **606.16** feet to an iron rod set;
- 3) **N 06°-01'-00" W**, a distance of **365.30** feet to an iron rod set; and
- 4) **N 02°-34'-45" W**, passing an iron rod set at a distance of 547.84 feet, a total distance of **577.88** feet to a MAG nail set on the center-line of said Ohio Route 161;

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THENCE, with said center-line, **N 84°-34'-05" E**, a distance of **353.45** feet to the **POINT OF BEGINNING**.

Containing **13.093 acres**, more or less, of which 0.243 acre is within the highway right-of-way and there are 12.693 acres within Union County and 0.400 acre within Madison County.


Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Ohio Route 161, having a bearing of **N 84°-34'-05" E**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on March 27, 2019.

Description prepared by:




Daniel A. Neer
Professional Surveyor No. 8533
April 2, 2019

64980319