

DESCRIPTION OF 21.744 ACRES
FROM LANDS OWNED BY
CARL R. HAMMAN AND NANCY C. HAMMAN
RANGE TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Surveys Number 5890, 7467, and 8137, Range Township, County of Madison, State of Ohio, and being 21.744 acres of land all out of that 316.347 acre tract of land owned by Carl R. Hamman and Nancy C. Hamman, of record in Official Record Book 337, Page 161, and Official Record Book 251, Page 790, identified as Auditors Parcel No. 21-00055.000, (all references to records being on file in the Office of the Recorder, Madison County, Ohio), said 21.744 acre tract being further described as follows:

The Point of Reference being a railroad spike found at a depth of 6 inches at the centerline intersection of Moorman Road (45 feet wide) with Yankeetown-Chenoweth Road (50 feet wide), being the most westerly corner of that 2.732 acre tract of land owned by James D. King, of record in Official record Book 314, Page 2622, and being in the northeasterly line of a 148.72 acre Third Tract, owned by James E. Grace, Trustee, of record in Official record Book 282, Page 426, (and from which Madison County Engineer Survey Monument 05-034 bears South 83°38'43" East, at a distance of 44.21 feet); Thence from said **Point of Reference South 36°41'38" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **679.00** feet to a point; Thence **South 41°07'03" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **1113.00** feet to a point; Thence **South 47°03'37" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **156.08** feet to a 3/8" P.K. nail found; Thence **South 56°38'36" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **262.50** feet to a point; Thence **South 58°35'03" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **249.80** feet to a point; Thence **South 61°32'27" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **275.45** feet to a railroad spike found; Thence **South 61°34'48" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **408.43** feet to a railroad spike found; Thence **South 61°37'19" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **497.80** feet to a Mag Nail found; Thence **South 61°36'54" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **216.11** feet to a 3/8" diameter solid iron bar found; Thence **South 58°09'53" East**, along the centerline of Yankeetown-Chenoweth Road, distance of **808.96** feet to Mag Nail found; Thence **South 58°06'38" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **1283.90** feet to a railroad spike set at the most westerly corner of said 316.347 acre tract, and being the southeasterly corner of a 53.55 acre Tract III - Parcel No. 3, owned by Lower Gwynne Farms Limited, of record in Official Record Book 233, Page 293; Thence **South 35°08'54.1" East**, along the centerline of Yankeetown-Chenoweth Road, being a southwesterly line of said 316.347 acre tract, passing from Virginia Military Survey No. 6068, and into Virginia Military Survey No. 7467, a distance of **1108.507** feet to a Mag nail found; Thence **South 43°15'40.6" East**, along the centerline of Yankeetown-Chenoweth Road, being a southwesterly line of said 316.347 acre tract, being a northeasterly line of that 20.8054 acre tract of land owned by Charles A. Hann, and Tari A. Hann, of record in Official Record Book 281, Page 255, and that 327.506 acre tract of land also owned by Charles A. Hann, and Tari A. Hann, of record in Official Record Book 277, Page 835, a distance of **541.494** feet to a railroad spike set and being the **True Place of Beginning** for the 21.744 acres herein described;

Thence **North 76°16'39.0" East**, into said 316.347 acre tract, passing from Virginia Military Survey No. 7467, across Virginia Military Survey No. 8137, and into Virginia Military Survey No. 5890, a distance of **4566.745** feet to an iron pin set;

Thence **South 02°18'19.0" West**, a distance of **842.06** feet to an iron pin set in a southerly line of said 316.347 acre tract, being the most northerly line of a 122.9602 acre tract of land owned by JB Farm, LLC., of record in Official Record Book 283, Page 1872;

Thence **North 87°29'15.2" West**, along a southerly line of said of said 316.347 acre tract, being the most northerly line of said 122.9602 acre tract, and along a northerly line of a 98.77662 acre Tract #1, owned by Walter L. Kuhlwein, Trustee of the Frieda K. Kuhlwein Trust, of record in Official Record Book 207, Page 334, passing from Virginia Military Survey No. 5890, and into Virginia Military Survey No. 8137, a distance of **1100.007** feet to an iron pin set at a southwesterly corner of said 316.347 acre tract, being at the easterly edge of the southerly terminus of a 33 feet wide (1/2 chain) Road laid out by the Madison County Commissioners in 1880, by virtue of Partition Case No. 5369, recorded in Madison County Common Pleas Court Volume "Y", Pages 330-343, passing a stone found at a northwesterly corner of said 122.9602 acre tract, being a northeasterly corner of said 98.77662 acre Tract #1, at a distance of 489.70;(*for further reference said iron pin set is witnessed by a stone found which lies beneath an 8 inch diameter wood fence post which bears North 87°29'15.2" West, along the southerly terminus of said 33 foot wide Road, being the northerly line of said 98.77662 acre Tract #1, at a distance of 33.00 feet, marking the westerly line of the southerly terminus of said 33 foot wide Road, and being a corner of said 98.77662 acre Tract #1, Thence North 02°18'19" East, along the westerly line of said 33 foot wide Road, being an easterly line of said 98.77662 acre Tract #1, a distance of 415.73 feet to a stone found)*

Thence **North 02°18'19.0" East**, along a line of said 316.347 acre tract, being an easterly line of said 33' wide Road, passing from Virginia Military Survey No. 8137, and into Virginia Military Survey No. 5890, a distance of **425.329** feet to an iron pin set at a corner of said 33' wide Road and said 316.347 acre tract;

Thence **North 76°16'39.0" East**, along a line of said 316.347 acre tract, being a southerly line of said 33' wide Road, a distance of **213.912** feet to an iron pin set at the south edge of the easterly terminus of said 33' wide Road;

Thence **North 13°37'50.0" West**, along a line of said 316.347 acre tract, being the easterly terminus of said 33' wide Road, a distance of **33.000** feet to an iron pin set and being a corner of said 316.347 acre tract;

Thence **South 76°16'39.0" West**, along a southerly line of said 316.347 acre tract, being the northerly line of said 33 foot wide Road, passing from Virginia Military Survey No. 5890, across Virginia Military Survey No. 8137, and into Virginia Military Survey No. 7467, a distance of **3575.505** feet to a railroad spike set at the southwesterly corner of said 316.347 acre tract, being on the centerline of Yankeetown-Chenoweth Road, and being in the easterly line of said 327.506 acre tract of land owned by Charles A. Hann, and Tari A. Hann, of record in Official Record Book 277, Page 835, passing iron pins set at a distance of 238.82 feet, and a distance of 3541.57 feet;

Thence **North 43°15'40.6" West**, along the centerline of Yankeetown-Chenoweth Road, being a westerly line of said 316.347 acre tract, the easterly line of said 327.506 acre tract, a distance of 68.964 feet to **The True Place of Beginning** and containing 21.744 acres of land, with a detailed acreage breakdown as follows:

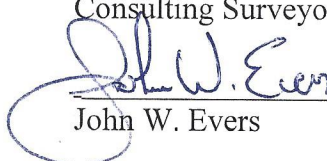
17.469 acres within Virginia Military Survey Number 5890
3.641 acres within Virginia Military Survey Number 8137
0.634 acres within Virginia Military Surveys Number 7467

This description is based upon an actual survey conducted in April of 2017, and December of 2018. all iron pins set are 30 inch in length, and 3/4" inside diameter, with a yellow plastic cap stamped PSS 7869.

For the purpose of this description, a bearing of South 76°16'39" West was used on a southerly line of that 316.347 acre tract of land owned by Carl R. Hamman and Nancy C. Hamman, of record in Official Record Book 337, Page 161, and Official Record Book 251, Page 790, on file in the Office of the Recorder, Madison County, Ohio. Said line being the northerly line of that 33 feet wide (1/2 chain) Road laid out by the Madison County Commissioners in 1880, and platted by virtue of Partition Case No.

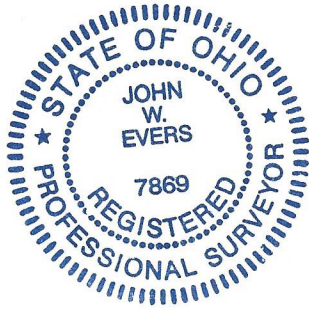
5369, recorded in Madison County Common Pleas Court Volume "Y", Pages 330-343.
Said bearing is based upon the Ohio South Zone - State Plane Coordinate System,
NAD83(2011).

PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors


John W. Evers

P.S. 7869

12-12-2018



DESCRIPTION OF 1.822 ACRES DRAINAGE EASEMENT
FROM LANDS OWNED BY
CARL R. HAMMAN AND NANCY C. HAMMAN
RANGE TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey Number 5890, Range Township, County of Madison, State of Ohio, and being a 1.822 acre Drainage Easement all out of that 316.347 acre tract of land owned by Carl R. Hamman and Nancy C. Hamman, of record in Official Record Book 337, Page 161, and Official Record Book 251, Page 790, identified as Auditors Parcel No. 21-00055.000, (all references to records being on file in the Office of the Recorder, Madison County, Ohio), said 1.822 acre Drainage Easement being further described as follows:

The Point of Reference being a railroad spike found at a depth of 6 inches at the centerline intersection of Moorman Road (45 feet wide) with Yankeetown-Chenoweth Road (50 feet wide), being the most westerly corner of that 2.732 acre tract of land owned by James D. King, of record in Official record Book 314, Page 2622, and being in the northeasterly line of a 148.72 acre Third Tract, owned by James E. Grace, Trustee, of record in Official record Book 282, Page 426, (and from which Madison County Engineer Survey Monument 05-034 bears South 83°38'43" East, at a distance of 44.21 feet); Thence from said **Point of Reference South 36°41'38" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **679.00** feet to a point; Thence **South 41°07'03" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **1113.00** feet to a point; Thence **South 47°03'37" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **156.08** feet to a 3/8" P.K. nail found; Thence **South 56°38'36" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **262.50** feet to a point; Thence **South 58°35'03" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **249.80** feet to a point; Thence **South 61°32'27" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **275.45** feet to a railroad spike found; Thence **South 61°34'48" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **408.43** feet to a railroad spike found; Thence **South 61°37'19" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **497.80** feet to a Mag Nail found; Thence **South 61°36'54" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **216.11** feet to a 3/8" diameter solid iron bar found; Thence **South 58°09'53" East**, along the centerline of Yankeetown-Chenoweth Road, distance of **808.96** feet to Mag Nail found; Thence **South 58°06'38" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **1283.90** feet to a railroad spike set at the most westerly corner of said 316.347 acre tract, and being the southeasterly corner of a 53.55 acre Tract III - Parcel No. 3, owned by Lower Gwynne Farms Limited, of record in Official Record Book 233, Page 293; Thence **South 35°08'54.1" East**, along the centerline of Yankeetown-Chenoweth Road, being a southwesterly line of said 316.347 acre tract, passing from Virginia Military Survey No. 6068, and into Virginia Military Survey No. 7467, a distance of **1108.507** feet to a Mag nail found; Thence **South 43°15'40.6" East**, along the centerline of Yankeetown-Chenoweth Road, being a southwesterly line of said 316.347 acre tract, being a northeasterly line of that 20.8054 acre tract of land owned by Charles A. Hann, and Tari A. Hann, of record in Official Record Book 281, Page 255, and that 327.506 acre tract of land also owned by Charles A. Hann, and Tari A. Hann, of record in Official Record Book 277, Page 835, a distance of **541.494** feet to a railroad spike set marking a westerly corner of a 21.744 acre tract which will be served by the herein described Drainage Easement; Thence **North 76°16'39.0" East**, into said 316.347 acre tract, and along the northerly line of said 21.744 acres, passing from Virginia Military Survey No. 7467, across Virginia Military Survey No. 8137, and into Virginia Military Survey No. 5890, a distance of **3375.123** feet to the **True Place of Beginning** of the herein described 1.822 acre Drainage Easement;

Thence **North 52°28'16" West**, into said 316.347 tract, a distance of **3129.54** feet to a point:

Thence **North 37°31'44" East**, a distance of **25.00** feet to a point;

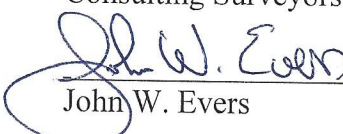
Thence **South 52°28'16" East**, a distance of **3149.61** feet to a point in the north line of said 21.744 acre tract;

Thence **North 76°16'39.0" East**, along a southerly line of said 316.347 acre tract, being the north line of said 21.744 acre tract, a distance of **32.06** feet to **The True Place of Beginning** and containing 1.822 acres of land.

This description is based upon an actual survey conducted in April of 2017, and December of 2018. all iron pins set are 30 inch in length, and 3/4" inside diameter, with a yellow plastic cap stamped PSS 7869.

For the purpose of this description, a bearing of South 76°16'39" West was used on a southerly line of that 316.347 acre tract of land owned by Carl R. Hamman and Nancy C. Hamman, of record in Official Record Book 337, Page 161, and Official Record Book 251, Page 790, on file in the Office of the Recorder, Madison County, Ohio. Said line being the northerly line of that 33 feet wide (1/2 chain) Road laid out by the Madison County Commissioners in 1880, and platted by virtue of Partition Case No. 5369, recorded in Madison County Common Pleas Court Volume "Y", Pages 330-343. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83(2011).

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12-10-2018

