

**PLAT OF SURVEY
FOR THE ADAMS ESTATE**

STATE OF OHIO
UNION COUNTY, UNION TOWNSHIP
CHAMPAIGN COUNTY, GOSHEN TOWNSHIP
MADISON COUNTY, PIKE TOWNSHIP
V.M.S. 7142, V.M.S. 4735, V.M.S. 6312,
V.M.S. 7737, V.M.S. 9217, V.M.S. 4942

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS observations.

All V.M.S. lines shown are approximate. Original V.M.S. surveys and scaling from tax maps used to show position of V.M.S. lines.

State Route 161 plans:
S.H. (I.C.H.) 545-SEC. "C"
UNI-4-0.05

FLOOD HAZARD INFORMATION:

Based on the information shown on Flood Hazard Maps furnished by the Department of Housing and Urban Development, through the Federal Insurance Administration, it is my opinion that the property shown is outside the flood hazard area.

Champaign County
Flood Hazard Map #39021C0335D
Date: 11/18/2009

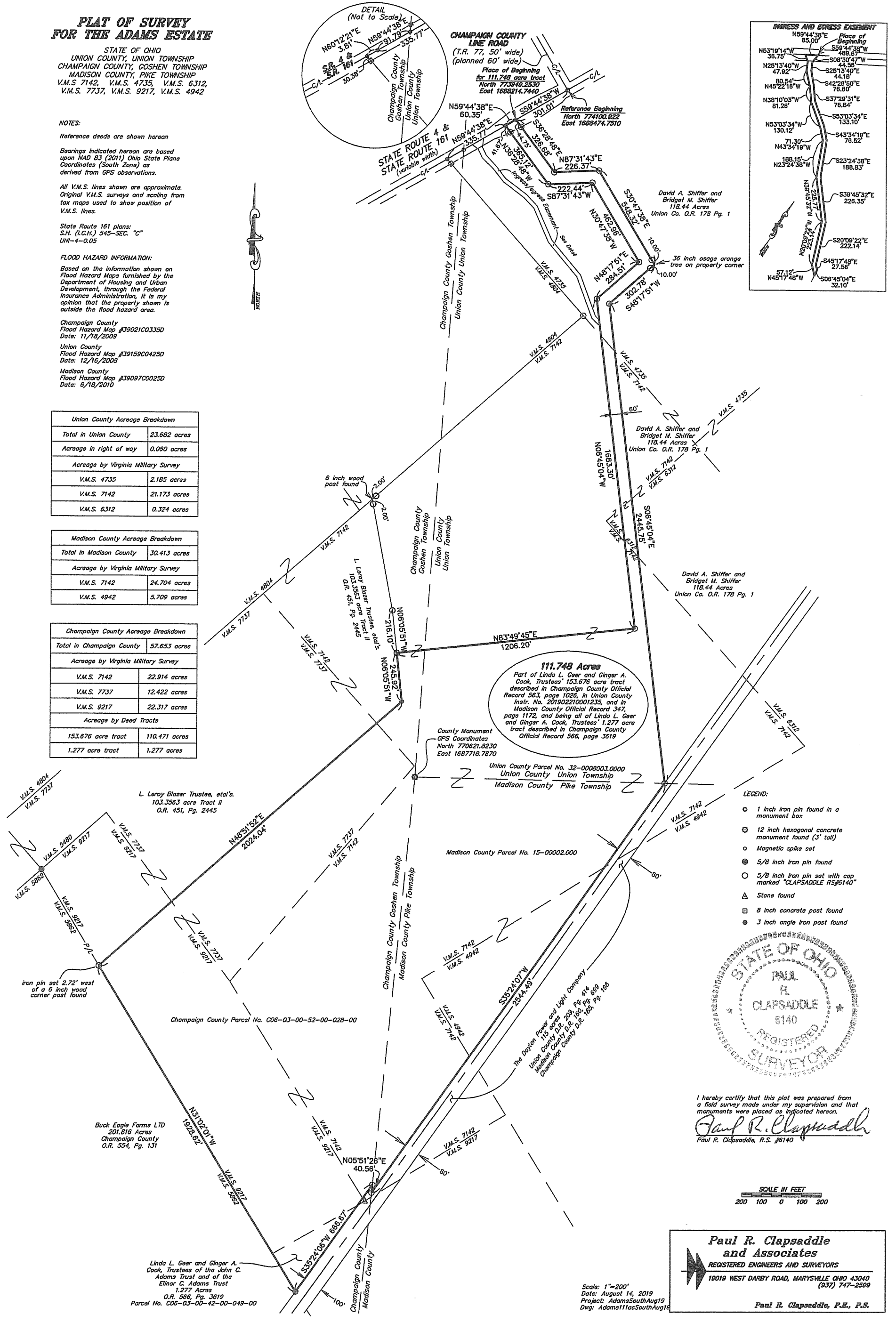
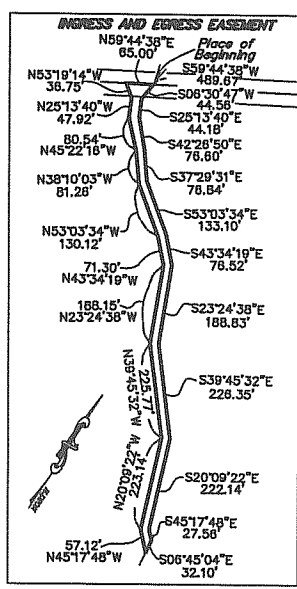
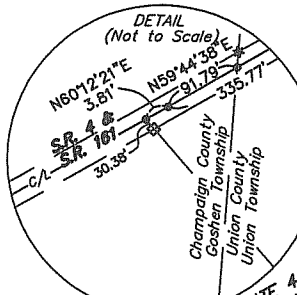
Union County
Flood Hazard Map #39159C0425D
Date: 12/16/2008

Madison County
Flood Hazard Map #39097C0025D
Date: 6/18/2010

Union County Acreage Breakdown	
Total in Union County	23,682 acres
Acreage in right of way	0.080 acres
Acreage by Virginia Military Survey	
V.M.S. 4735	2.185 acres
V.M.S. 7142	21.173 acres
V.M.S. 6312	0.324 acres

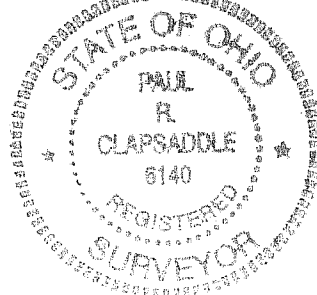
Madison County Acreage Breakdown	
Total in Madison County	30,413 acres
Acreage by Virginia Military Survey	
V.M.S. 7142	24,704 acres
V.M.S. 4942	5,709 acres

Champaign County Acreage Breakdown	
Total in Champaign County	57,653 acres
Acreage by Virginia Military Survey	
V.M.S. 7142	22,914 acres
V.M.S. 7737	12,422 acres
V.M.S. 9217	22,317 acres
Acreage by Deed Tracts	
153.676 acre tract	110.471 acres
1.277 acre tract	1.277 acres



111.748 Acres
Part of Linda L. Geer and Ginger A. Cook, Trustees' 153.676 acre tract described in Champaign County Official Record 563, page 1026, in Union County Instr. No. 201902210001235, and in Madison County Official Record 347, page 1172, and being all of Linda L. Geer and Ginger A. Cook, Trustees' 1.277 acre tract described in Champaign County Official Record 566, page 3619

- LEGEND:**
- 1 inch iron pin found in a monument box
 - ⊙ 12 inch hexagonal concrete monument found (3" tall)
 - Magnetic spike set
 - 5/8 inch iron pin found
 - 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
 - ▲ Stone found
 - 8 inch concrete post found
 - 3 inch angle iron post found



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.
Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140

SCALE IN FEET
200 100 0 100 200

Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599
Paul R. Clapsaddle, P.E., P.S.

Scale: 1"=200'
Date: August 14, 2019
Project: AdamsSouthAug19
Dwg: Adams111acSouthAug19

SURVEY FOR THE ADAMS FAMILY ESTATE
111.748 Acres
August 15, 2019

The following described 111.748 acre tract is situated in the State of Ohio, Union County and Union Township, Champaign County and Goshen Township, Madison County and Pike Township, V.M.S. 4735, V.M.S. 7142, V.M.S. 6312, V.M.S. 4942, V.M.S. 7737, and V.M.S. 9217, being part of Linda L. Geer and Ginger A. Cook, Trustees' 153.676 acre tract described in Champaign County Official Record 563, page 1026, in Union County Instrument Number 201902210001235, and in Madison County Official Record 347, page 1172, and being all of Linda L. Geer and Ginger A. Cook, Trustees' 1.277 acre tract described in Champaign County Official Record 566, page 3619, and said 111.748 acre tract being more particularly described as follows;

Beginning for reference in Union County at a 1 inch iron pin found in a monument box on the centerline of State Route 161 and State Route 4 (variable right of way width) and at the south terminus of the centerline of Champaign County Line Road (Township Road 77, 50 feet wide, planned 60 feet wide);

Thence South $59^{\circ}44'38''$ West 301.01 feet, following the centerline of State Route 161 and State Route 4, to a magnetic spike set at the north corner of said 153.676 acre tract and at a northwest corner of David A. Shiffer and Bridget M. Shiffer's 118.44 acre tract described in Union County Official Record 178, page 1, said magnetic spike marking the *place of beginning*;

Thence *South $36^{\circ}28'48''$ East 326.68 feet*, departing from the centerline of State Route 161 and State Route 4, following a northeast line of said 153.676 acre tract and a southwest line of said 118.44 acre tract, passing at 44.75 feet an iron pin set, to an iron pin set;

Thence *North $87^{\circ}31'43''$ East 226.37 feet*, following a north line of said 153.676 acre tract and a south line of said 118.44 acre tract, to an iron pin set;

Thence *South $30^{\circ}47'38''$ East 548.32 feet*, following a northeast line of said 153.676 acre tract and a southwest line of said 118.44 acre tract, passing at 538.32 feet an iron pin set, to a point in the center of a 36 inch osage orange tree;

Thence *South $48^{\circ}17'51''$ West 302.78 feet*, following a southeast line of said 153.676 acre tract and a northwest line of said 118.44 acre tract, passing at 10.00 feet an iron pin set, to an iron pin set;

Thence *South $06^{\circ}45'04''$ East 2445.75 feet*, following the east line of said 153.676 acre tract and a west line of said 118.44 acre tract, departing from V.M.S. 4735, crossing an east corner of V.M.S. 7142, crossing a west corner of V.M.S. 6312, and again entering V.M.S. 7142, to an iron pin set in a northwest line of The Dayton Power and Light Company's 115 acre tract described in Union County Deed Record 209, page 414, in Madison County Deed Record 160, page 699, and in Champaign County Deed Record 185, page 196, said iron pin being on the south line of Union County and on the north line of Madison County;

Thence *South $35^{\circ}24'07''$ West 2544.49 feet*, following the southeast line of said 153.676 acre tract and a northwest line of said 115 acre tract, passing a southeast line of V.M.S. 7142, crossing V.M.S. 4942, and reentering V.M.S. 7142, to an iron pin set in the west line of Madison County and in the east line of Champaign County;

Thence *North $5^{\circ}51'26''$ East 40.56 feet*, following a segment of the southeast line of said 153.676 acre tract and a segment of the northwest line of said 115 acre tract, following the west line of Madison County and the east line of Champaign County, to an iron pin set;

Thence *South $35^{\circ}24'06''$ West 666.67 feet*, entering Champaign County, following a southeast line of said 153.676 acre tract, the southeast line of said 1.277 acre tract, and following a northwest line of said 115 acre tract, passing the west line of V.M.S. 7142 and entering V.M.S. 9217, to a 5/8 inch iron pin found at the east corner of Buck Eagle Farms LTD's 201.816 acre

tract described in Champaign County Official Record 554, page 131, said iron pin being in the southwest line of V.M.S. 9217 and in the northeast line of V.M.S. 5862;

Thence *North 31°02'01" West 1928.62 feet*, following a southwest line of said 1.277 acre tract, a southwest line of said 153.676 acre tract, the southwest line of V.M.S. 9217, and following the northeast line of said 201.816 acre tract and V.M.S. 5862, to an iron pin set 2.72 feet west of a 6 inch wood corner post found, said iron pin marking the south corner of L. Leroy Blazer Trustee, etal's 103.3563 acre Tract II described in Champaign County Official Record 451, page 2445;

Thence *North 48°51'52" East 2024.04 feet*, following a northwest line of said 153.676 acre tract and the southeast line of said 103.3563 acre tract, crossing V.M.S. 9217, crossing V.M.S. 7737, and entering V.M.S. 7142, to a 3 inch angle iron post found;

Thence *North 6°05'51" West 245.92 feet*, following a west line of said 153.676 acre tract and an east line of said 103.3563 acre tract, to an iron pin set;

Thence *North 83°49'45" East 1206.20 feet*, entering said 153.676 acre tract, passing the east line of Champaign County and entering Union County, to an iron pin set;

Thence *North 6°45'04" West 1683.30 feet*, continuing through said 153.676 acre tract, passing a northeast line of V.M.S. 7142, crossing the west corner of V.M.S. 6312, crossing the east corner of V.M.S.7142, and entering V.M.S. 4735, to an iron pin set;

Thence *North 48°17'51" East 284.51 feet*, continuing through said 153.676 acre tract, to an iron pin set;

Thence *North 30°47'38" West 462.96 feet*, continuing through said 153.676 acre tract, to an iron pin set;

Thence *South 87°31'43" West 222.44 feet*, continuing through said 153.676 acre tract, to an iron pin set;

Thence *North 36°28'48" West 365.12 feet*, continuing through said 153.676 acre tract, passing at 323.45 feet an iron pin set, to a magnetic spike set in the centerline of State Route 161 and State Route 4;

Thence *North 59°44'38" East 60.35 feet*, following the centerline of State Route 161 and State Route 4, and following the northwest line of said 153.676 acre tract to the *place of beginning, containing 111.748 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 111.748 acre tract, 23.682 acres are in Union County (Parcel No. 32-0008003.0000). Of the above 23.682 acre tract, the following is a breakdown of acreage by V.M.S. and area in the road right of way:

0.060 acre is within the right of way of State Route 161 and State Route 4,
2.185 acres are in V.M.S. 4735,
21.173 acres are in V.M.S. 7142, and
0.324 acre is in V.M.S. 6312.

Of the above described 111.748 acre tract, 30.413 acres are in Madison County (Parcel No. 15-00002.000). Of the above described 30.413 acre tract, the following is a breakdown of acreage by V.M.S.:

24.704 acres are in V.M.S. 7142, and
5.709 acres are in V.M.S. 4942.

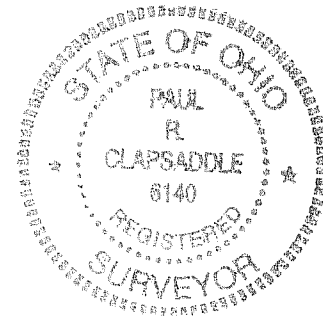
Of the above described 111.748 acre tract, 57.653 acres are in Champaign County (Parcel No. C06-03-00-42-00-049-00 and Parcel No. C06-03-00-52-00-028-00). Of the above described 57.653 acre tract, the following is a breakdown of acreage by V.M.S.:

22.914 acres are in V.M.S. 7142,
12.422 acres are in V.M.S. 7737, and
22.317 acres are in V.M.S. 9217.

Of the total 111.748 acres tract, 110.471 acres are part of said 153.676 acre tract, and 1.277 acres are all of said 1.277 acre tract

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of February 2018. Bearings indicated herein are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS observations. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road,
Marysville, Ohio 43040
(937) 747-2599



SURVEY FOR THE ADAMS FAMILY ESTATE
Ingress and Egress Easement
August 15, 2019

The following described Ingress and Egress Easement is situated in the State of Ohio, Union County, Union Township, V.M.S. 4735, being over part of Linda L. Geer and Ginger A. Cook, Trustees' 153.676 acre tract described in Union County Instrument Number 201810010007789, and said easement being more particularly described as follows;

Beginning for reference at a 1 inch iron pin found in a monument box on the centerline of State Route 161 and State Route 4 (variable right of way width) and at the south terminus of the centerline of Champaign County Line Road (Township Road 77, 50 feet wide, planned 60 feet wide);

Thence South $59^{\circ}44'38''$ West 489.67 feet, following the centerline of State Route 161 and State Route 4, passing at 301.01 feet a magnetic spike set at the north corner of said 153.676 acre tract, thereafter following a northwest line of said 153.676 acre tract, to a point and marking the *place of beginning*;

Thence *South $6^{\circ}30'47''$ West 44.56 feet*, departing from the centerline of said road and entering said 153.676 acre tract, to a point;

Thence continuing through said 153.676 acre tract the following 19 courses and distances:

- 1) *South $25^{\circ}13'40''$ East 44.18 feet* to a point,
- 2) *South $42^{\circ}26'50''$ East 76.60 feet* to a point,
- 3) *South $37^{\circ}29'31''$ East 76.84 feet* to a point,
- 4) *South $53^{\circ}03'34''$ East 133.10 feet* to a point,
- 5) *South $43^{\circ}34'19''$ East 76.52 feet* to a point,
- 6) *South $23^{\circ}24'38''$ East 188.83 feet* to a point,
- 7) *South $39^{\circ}45'32''$ East 226.35 feet* to a point,
- 8) *South $20^{\circ}09'22''$ East 222.14 feet* to a point,
- 9) *South $45^{\circ}17'48''$ East 27.56 feet* to a point,
- 10) *South $06^{\circ}45'04''$ East 32.10 feet* to a point,
- 11) *North $45^{\circ}17'48''$ West 57.12 feet* to a point;
- 12) *North $20^{\circ}09'22''$ West 223.14 feet* to a point,
- 13) *North $39^{\circ}45'32''$ West 225.77 feet* to a point,
- 14) *North $23^{\circ}24'38''$ West 188.15 feet* to a point,
- 15) *North $43^{\circ}34'19''$ West 71.30 feet* to a point,
- 16) *North $53^{\circ}03'34''$ West 130.12 feet* to a point,
- 17) *North $38^{\circ}10'03''$ West 81.26 feet* to a point,
- 18) *North $45^{\circ}22'16''$ West 80.54 feet* to a point, and
- 19) *North $25^{\circ}13'40''$ West 47.92 feet* to a point.

Thence *North 53°19'14" West 36.75 feet*, continuing through said 153.676 acre tract, to a point on the centerline of State Route 161 and State Route 4 and in the northwest line of said 153.676 acre tract;

Thence *North 59°44'38" East 65.00 feet*, following the centerline of State Route 4 and State Route 161 and a northwest line of said 153.676 acre tract, to the *place of beginning*.

The above described Ingress and Egress easement is subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of February 2018. Bearings indicated herein are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS observations. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

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