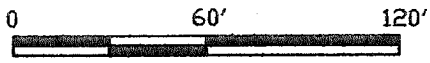


REFERENCE BEGINNING

1/2" DIA. IRON PIPE FOUND IN ROSEDALE ROAD ON NORTHERLY LINE OF VMS NO. 7842 (SEE SURVEY PLAT BY ROGER BAKER IN MAY 2006 - MADISON COUNTY DRAWING NUMBER 49/2006)

VMS 7842



LONG VIEW ACRES  
323.93 ACRES  
D.R. 230, PG. 1412

POINT OF BEGINNING

S 51° 30' 30" E 342.81'

22.32'

R/W

C/L ROSEDALE ROAD (C.R. 26) (46' WIDE)

0.105 AC. WITHIN RD. R/W) 200.00'

32.07'

27.44'

178'±

S 39° 15' 00" W

178'±

S 39° 15' 00" W

178'±

S 39° 15' 00" W

178'±

S 39° 15' 00" W

178'±

S 39° 15' 00" W

178'±

S 39° 15' 00" W

178'±

S 39° 15' 00" W

178'±

S 39° 15' 00" W

178'±

S 39° 15' 00" W

178'±

S 39° 15' 00" W

178'±

C/L 20' WIDE ELECTRIC EASEMENT

LONG VIEW ACRES  
323.93 ACRES  
D.R. 230, PG. 1412

LESS THIS SURVEY

2.936 ACRES

LONG VIEW ACRES  
323.93 ACRES  
D.R. 230, PG. 1412

NOTES:

SCALE 1" = 60'

REFERENCE BEARING S 39° 15' 00" W ASSUMED FROM DEED (OFFICIAL RECORD 230, PAGE 1412).

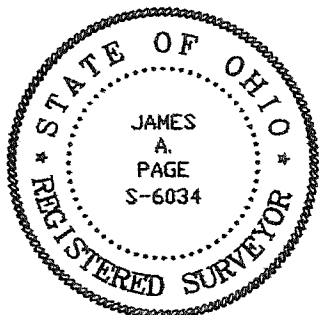
- IRON PIPE SET
- 1/2 INCH DIAMETER IRON PIPE FOUND
- ⊗ PONY SPIKE SET
- ⊗ RAILROAD SPIKE FOUND

236/113 DENOTES DEED REFERENCE (VOL./PG.)

ACRES DENOTES AREA OF THIS SURVEY

IRON PIPES SET ARE 3/4" X 30" GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED "PAGE S-6034".

BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 390773 0001 A DATED 1/27/78, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X". ZONE "X" DENOTES AN AREA OF MINIMAL FLOODING.



JAMES A. PAGE (PS. 6034)

AUTOCAD 11-48BND.DWG CD #2011

JM. 11-48

PLAT OF BOUNDARY SURVEY FOR:

CARL DRUMM

VIRGINIA MILITARY SURVEY NO. 7842,  
PIKE TOWNSHIP, MADISON COUNTY, OHIO

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated.

**Page Engineering, Inc.**

112 East Fifth Street • Marysville OH 43040-0394  
Tel: 937-644-1272 Fax: 937.644.3272

LEGAL DEED DESCRIPTION  
2.936 Acres

Real estate situated in Pike Township of Madison County, Ohio; in the Virginia Military Survey Number 7842; being part of the 323.93 acre tract of land owned by Long View Acres (Official Record 230, page 1412; and being further bounded and described as follows:

Beginning for reference at a found one-half (1/2) inch diameter iron pipe at the point of intersection of the centerline of County Road 25 (Rosedale Road, 45 feet wide) with the northerly line of said Virginia Military Number 7842;

thence with said County Road 25, South 50 degrees 32 minutes 35 seconds West, 222.21 feet to a set pony spike at the northeasterly corner of this survey and the true place of beginning of the land to be described;

thence with the centerline of said County Road 25, South 39 degrees 15 minutes 00 seconds West (reference bearing), 200.00 feet to a set pony spike at the southeasterly corner of this survey (the center of a waterway being referenced South 39 degrees 15 minutes 00 seconds West, approximately 178 feet further);

thence entering said Long View Acres 323.93 acre tract and making a new division thereof, the following seven (7) consecutive courses:

1. North 71 degrees 47 minutes 02 seconds West, 418.60 feet to a set iron pipe (passing a set iron pipe at 32.07 feet;
2. North 12 degrees 58 minutes 24 seconds East, 104.19 feet to a set iron pipe;
3. North 17 degrees 19 minutes 24 seconds East, 165.74 feet to a set iron pipe;
4. North 76 degrees 20 minutes 15 seconds East, 103.39 feet to a set iron pipe;
5. South 81 degrees 47 minutes 39 seconds East, 62.99 feet to a set iron pipe;
6. South 28 degrees 13 minutes 26 seconds East, 42.90 feet to a set iron pipe;
7. South 51 degrees 30 minutes 30 seconds East, 342.81 feet to the place of beginning (passing a set iron pipe at 320.49 feet).

Bearing (South 39 degrees 15 minutes 00 seconds West) assumed from a deed of said 323.93 acre tract recorded in Official Record 230, page 1412.

**Easements**

Subject to the following easements/restriction.

Grantor retains right of access to the farm through an existing drive along the northerly side of the survey.

Grantor shall have right to electrical service along the existing overhead power line and also a twenty (20) foot wide power line easement the centerline of said easement being centered over the existing underground power line serving the grain bin near the northwesterly side of the surveyed tract (said easement shown on the survey plat).

Grantee shall also have the right of access across Grantor's farm in a southerly direction from the house to a drainage ditch for stormwater discharge.

The tract as described from an actual field survey performed on or about September 1, 2011, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 2.936 acres, more or less, of which 0.105 acre is subject to the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped "Page S-6034". The survey is recorded in the Map Room of the Madison County Engineer.

James A. Page, PS  
S-6034  
September 19, 2011  
JN 11-48

