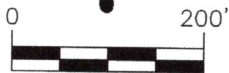


# BOUNDARY SURVEY OF A 7.002 AND 7.033 ACRE TRACT

Situating in the State of Ohio, County of Madison, Township of Union, (Parcel Number 29-00633.000) in VMS 4214 and 7943 and being part of a 14.0356 Acre Tract as conveyed to Edward D. & Rose M. Kahler, Trustees of the Kahler Family Trust in O.R. 217 Page 1719



SCALE: 1"=200'

Kearfott Cynthia A.  
1155 Markley Rd.  
PID: 29-00001.000  
55.25 Acres  
D.B. 294 Pg. 231

Mitchell John T.  
Markley Rd.  
PID: 29-00370.000  
55.030 Acres  
O.R. 2 Pg. 747

Markley Harold T.  
Brighton Rd.  
PID: 29-00369.000  
23.215 Acres  
O.R. 317 Pg. 1571

Ottman Chad Thomas  
1405 Brighton Rd.  
PID: 29-00633.003  
28.84 Acres  
D.B. 107 Pg. 839

Ottman Chad T.  
Markley Rd.  
PID: 29-00633.002

**LOT II**  
(7.033 ac.)

**LOT I**  
(7.002 ac.)

**BASIS OF BEARING:**

N50°33'26"E between a found 1/2" iron pipe and a found stone with a chiseled "X" on the southeast line of John T. Mitchell's property as surveyed by James R. Cottrill PS6858, State of Ohio, and as described in Official Records 002, Page 747, of the Madison County Recorder's Office and should be used to denote angles only.

I hereby certify that the attached plat was prepared from information obtained from an actual field survey of the premises and that said plat is correct to the best of my knowledge.

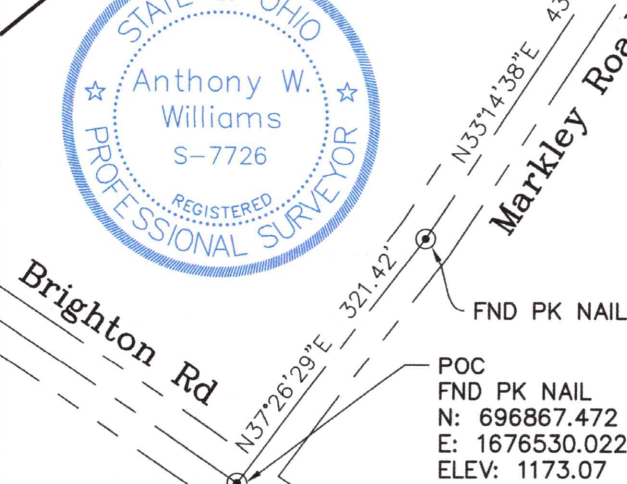
Registered Surveyor No. PS-7726  
Anthony W. Williams  
January 13, 2021



LEGEND	
	IRON PIN FND. AS (NOTED)
	IRON PIN SET W/ CAP
	RAIL ROAD SPIKE FND.
	RAIL ROAD SPIKE SET
	MONUMENT FND.
(M)	MEASURED DIST.
(R)	RECORDED DIST.
	LIGHT POLE
	UTILITY POLE

SHEET 2 OF 2

Office: 614-766-4000  
Cell: 614-207-8214  
www.ackisonsurveying.com



## Legal Description of a 7.033 Acre Tract

Situated in the State of Ohio, County of Madison, Township of Union, (Parcel Number 29-00633.000) in VMS 4214 and 7943 and being part of a 14.0356 Acre Tract as conveyed to Edward D. & Rose M. Kahler, Trustees of the Kahler Family Trust in O.R 217 Page 1719, hereon referred to as Grantor, records stated herein are from the Recorder's Office, Madison County, Ohio and being more particularly described as follows;

Commencing at a PK Nail Found at the Centerline intersection of Brighton Road and Markley Road, thence N37°26'29"E, 321.42 feet to a Found PK Nail, thence N33°14'38"E, 435.80 feet to a Found Railroad Spike, thence N30°47'14"E, 295.00 feet to a Found Railroad Spike, thence N27°57'54"E, 435.08 feet to a Found PK Nail, thence North 16°18'40" East, 89.56 feet to a Set Mag Nail and being the TRUE POINT OF BEGINNING of the herein described 7.033 acre tract;

Thence leaving said centerline across said 14.0356 acre tract, **North 41°39'01" West, 670.75 feet**, to a Set 5/8" Rebar, being in the southeast line of a 55.030 acre tract as conveyed to John T. and Joanna L. Mitchell in O.R. 2 PG. 747;

Thence **North 50°33'26" East, 271.33 feet**, along the Southeast line of said 55.030 acre tract to a Found Stone with an "X";

Thence continuing with said Southeast line of said 55.030 acre tract, **North 44°01'11" East, 405.41 feet**, to a Found 5/8" Rebar, being the northwest corner of a 55.25 acre tract as conveyed to Jeffery L. and Cynthia A. Kearfott in DB 294 PG. 231;

Thence with the Southwest line of said 55.25 acre tract, **South 48°01'41" East, 212.01 feet**, to a Found PK Nail in the Centerline of said Markley Road;

Thence with said centerline, **South 11°54'20" West, 472.56 feet**, to a Found PK Nail;


Thence continuing with said centerline, **South 16°18'44" West a distance of 376.06 feet**, to the TRUE POINT OF BEGINNING and containing **7.033 Acres**;

Subject to all easements, rights-of-way or restrictions of record.

This description was prepared by Ackison Surveying, LLC (under direct supervision of Anthony W. Williams Registered Surveyor No. PS-7726) from an actual field survey of the premises in December of 2020. A Plat of survey is attached hereto and made a part hereof.

Basis of Bearing: North 50°33'26" East between a found 1/2" iron pipe and a found stone with a chiseled "X" on the southeast line of John T. and Joanna L. Mitchell's property as surveyed by James R. Cottrill and should be used to denote angles only.

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Ackison Surveying.

  
Anthony W. Williams  
Registered Surveyor No. PS-7726



January 13, 2021



## Legal Description of a 7.002 Acre Tract

Situated in the State of Ohio, County of Madison, Township of Union, (Parcel Number 29-00633.000) in VMS 4214 and 7943 and being part of a 14.0356 Acre Tract as conveyed to Edward D. & Rose M. Kahler, Trustees of the Kahler Family Trust in O.R 217 Page 1719, hereon referred to as Grantor, records stated herein are from the Recorder's Office, Madison County, Ohio and being more particularly described as follows;

Commencing at an PK Nail Found at the Centerline intersection of Brighton Road and Markley Road, thence N37°26'29"E, 321.42 feet to a Found PK Nail, thence N33°14'38"E, 435.80 feet to a Found Railroad Spike, thence N30°47'14"E, 295.00 feet to a Found Railroad Spike, thence N27°57'54"E, 93.15 feet to a Found PK Nail, being southwest corner of said 14.0356 acre tract and northeast corner of a 28.84 acre tract as conveyed to Chad Thomas Ottman in DB 107 PG. 839, and being the TRUE POINT OF BEGINNING of the herein described 7.002 acre tract;

Thence leaving said centerline and with the east line of said 28.84 acre tract, **North 41°39'01" West, 852.09 feet**, to a Found 5/8" Rebar, being the northeast corner of said 28.84 acre tract, and being in the south line of a 23.215 acre tract as conveyed to Harold T. and Rosemary A. Markley in O.R. 317 PG 1571;

Thence with the southeast line of said 23.215 acre tract, **North 50°09'14" East, 78.93 feet**, to a Found 1/2" Iron Pipe, being the southeast corner of said 23.215 acre tract and being the southwest corner of a 55.030 acre tract as conveyed to John T. and Joanna L. Mitchell in O.R. 2 PG. 747;

Thence with the southeast line of said 55.030 acre tract, **North 50°33'26" East, 317.78 feet**, to a Set 5/8" Rebar;

Thence across said 14.0356 acre tract, **South 41°39'01" East, 670.75 feet**, to a Set Mag Nail in the Centerline of said Markley Road;

Thence with said centerline, **South 16°18'40" West, 89.56 feet**, to a Found PK Nail;

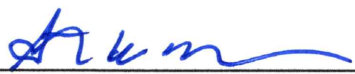
Thence continuing with said centerline, **South 27°57'54" West a distance of 341.93 feet**, to the TRUE POINT OF BEGINNING and containing **7.002 Acres**;

Subject to all easements, rights-of-way or restrictions of record.

This description was prepared by Ackison Surveying, LLC (under direct supervision of Anthony W. Williams Registered Surveyor No. PS-7726) from an actual field survey of the premises in December of 2020. A Plat of survey is attached hereto and made a part hereof.

Basis of Bearing: North 50°33'26" East between a found 1/2" iron pipe and a found stone with a chiseled "X" on the southeast line of John T. and Joanna L. Mitchell's property as surveyed by James R. Cottrill and should be used to denote angles only.

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Ackison Surveying.

  
Anthony W. Williams  
Registered Surveyor No. PS-7726



January 13, 2021