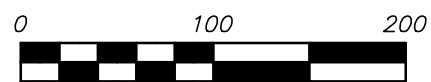


**SURVEY PLAT**

Being a 4.000 acre tract  
located in Virginia Military Survey No. 8767,  
Deercreek Township, Madison County, Ohio

**For: Owner**



Scale 1" = 100'  
September, 2021

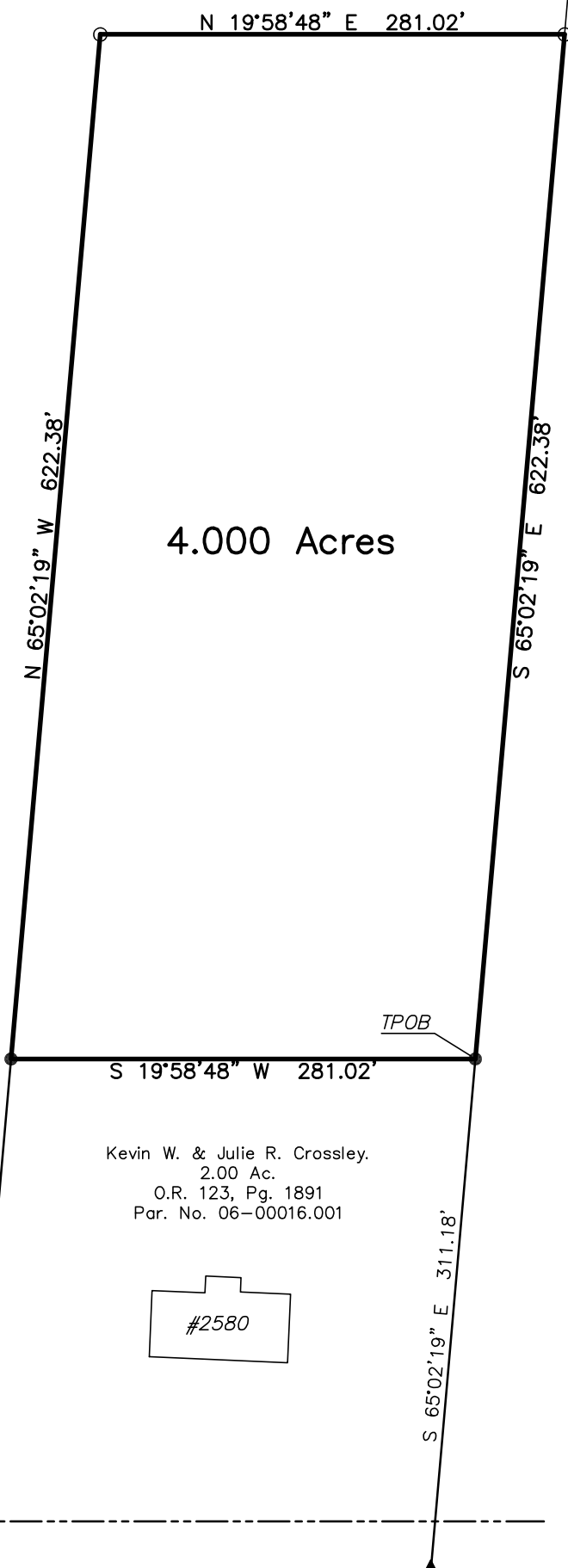
Basis of bearings from GPS observation (Ohio SPC, South Zone), based on the centerline of Lafayette Plain City Road being N 19° 58' 48" E.

Area in Flood Zone X per FEMA FIRM 39159C0395D, eff date 12/16/2008.

Reference Documents:  
D.B. 286, Page 312  
O.R. 123, Page 1891  
O.R. 98, Page 1739



Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.



David A. & LaDonna L. Thomas.  
447.93 Ac.  
Tract II 225.75 Ac.  
D.B. 286, Pg. 312  
Par. No. 06-00016.000

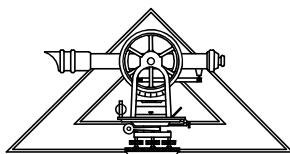
Paul W. Schrock  
39.282 Ac.  
O.R. 98, Pg. 1739

Kevin W. & Julie R. Crossley.  
2.00 Ac.  
O.R. 123, Pg. 1891  
Par. No. 06-00016.001

Lafayette Plain City Rd. (C.R. 5)

**LEGEND**

- found iron pin
- set iron pin (capped PATRIDGE SURVEYING)
- ▲ found railroad spike
- △ set PK Nail



PATRIDGE SURVEYING L.L.C.  
9464 DUBLIN ROAD  
POWELL, OHIO 43065  
TEL. (614)-799-0031  
FAX (614)-300-5076



I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, utilities, and rights-of-way not located, unless noted.

*Bradley J. Patridge*

Bradley J. Patridge  
Professional Surveyor No. 7068

**LEGAL DESCRIPTION OF 4.000 ACRE TRACT**

Situated in the State of Ohio, County of Madison, Township of Deercreek, located in Virginia Military Survey Number 8767 and being part of a 447.93 acre tract (225.75 acre tract (Tract II)) (Par. No. 06-00016.000) conveyed to David A. and LaDonna L. Thomas in Deed Book 286, Page 312, Madison County Recorder's Office), and being more particularly described as follows;

Beginning, for reference, at an iron pin found at the intersection of the centerlines of Lafayette-Plain City Road (C.R. 5) and State Route 29, marking the northeast corner of 39.282 (Tract H) conveyed to Paul and Emmett Schrock in Official Record 98, Page 1739;

thence South 19° 55' 20" West 1444.63 feet, in the centerline of Lafayette-Plain City Road, to a railroad spike found at the northeast corner of said 447.93 acre tract, (Tract II), now being the northeast corner of a 2.00 acre tract conveyed to Kevin W. & Julie R. Crossley in Official Record 123, Page 1891, and the southeast corner of said 39.282 acre tract,

thence North 65° 02' 19" West 311.18 feet, along the north line of said 2.00 acre tract and south line of said 39.282 acre tract (passing an iron pin found at 30.11 feet), to an iron pin found marking the northwest corner of said 2.000 acre tract and marking the PRINCIPAL PLACE OF BEGINNING, of the herein described tract;

thence South 19° 58' 48" West 281.02 feet, along the west line of said 2.000 acre tract, to an iron pin found marking the southwest corner of said 2.000 acre tract;

thence North 65° 02' 19" West 622.38 feet, across said 447.93 acre tract, to an iron pin set;

thence North 19° 58' 48" East 281.02 feet, across said 447.93 acre tract, to an iron pin set in the north line of said 447.93 tract (Tract II) and in the south line of said 39.282 acre tract;

thence South 65° 02' 19" East 622.38 feet, along the north line of said 447.93 tract (Tract II) and south line of said 39.282 acre tract, to the true place of beginning, containing an area of **4.000 acres**. Subject to all easements of record, if any.

*Basis of bearings from GPS observation (Ohio SPC South Zone), based on the centerline of Lafayette-Plain City Road being South 19° 58' 48" West. A survey was done by Bradley J. Patridge P.S. 7068, in September, 2021.*

*All iron pins set are 5/8" rebar, capped "Patridge Surveying". All iron pipes found are 5/8".*

*All referenced documents are on file at the Madison County Recorder's Office, London, Ohio.*



A handwritten signature in blue ink that reads "Bradley J. Patridge" with the date "9/22/21" written below it.