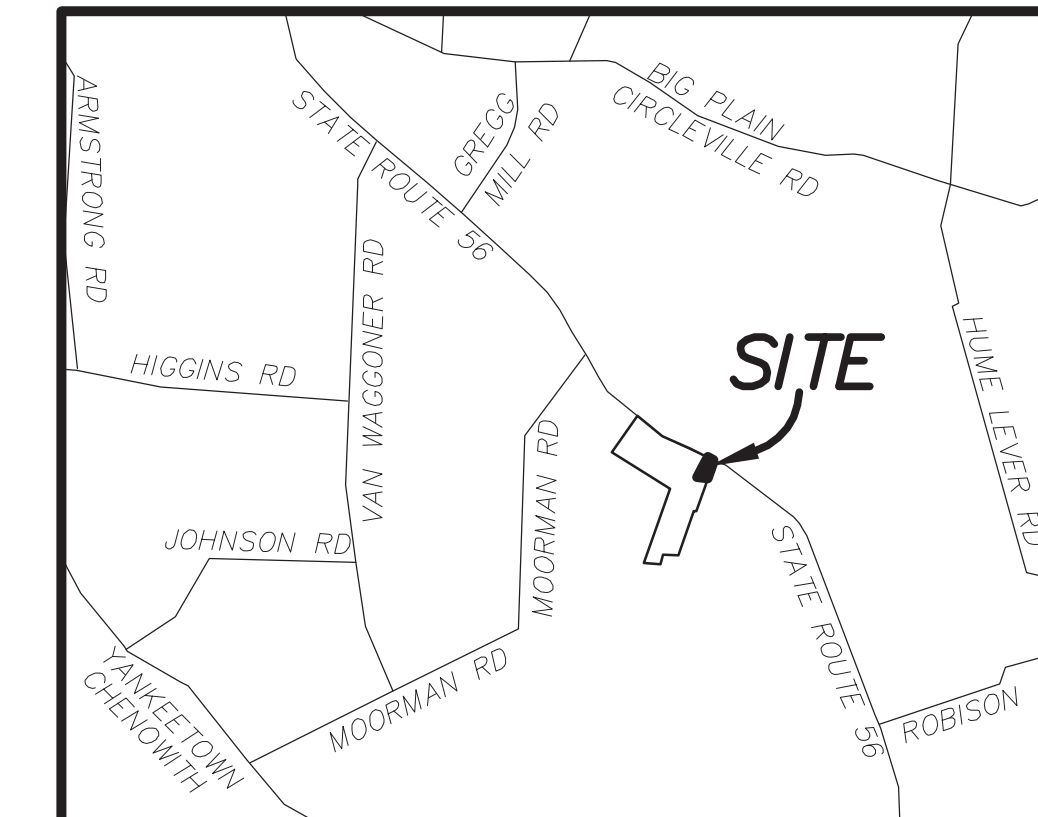


ALL BEARINGS ARE BASED UPON THE OHIO SOUTH ZONE COORDINATE SYSTEM
 ALL DISTANCES ARE GROUND MEASUREMENTS
 ALL COORDINATES ARE NAD 83 (2011) STATE PLANE COORDINATES
 OHIO SOUTH ZONE
 TO CONVERT COORDINATES TO GROUND DISTANCES MULTIPLY BY 1.000077548

MADISON COUNTY ENGINEER
 REFERENCE MONUMENT # 12-038
 NAD83 (2011) EPOCH JAN. 01, 2010
 N 660117.212
 E 1732129.682

LOCATION MAP



PATRICIA A. BEERY
 OR 302, PG. 720
 184.289 ACRES
 PARCEL 2
 PPN: 13-00011.001

TRUE PLACE OF BEGINNING FOR 5.418 ACRES
 1" DIA. IRON BAR FOUND
 AT A DEPTH OF 3 INCH

PATRICIA A. BEERY
 OR 302, PG. 720
 1.8074 ACRES
 PARCEL 1
 PPN: 13-00016.000

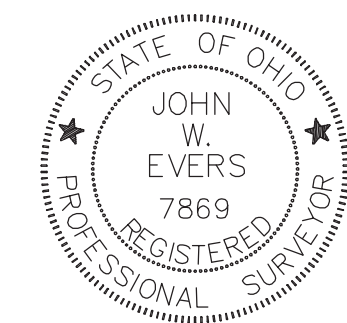
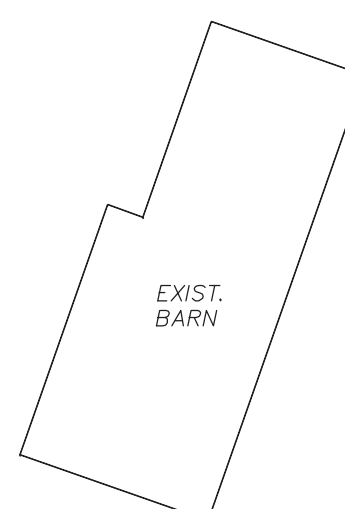
PASSING IRON PIPE FOUND AT 533.94'

5.418 ACRES

PATRICIA A. BEERY
 OR 381, PG. 2230
 3.611 ACRES
 PPN: 13-00016.000

BROOKS F. BEERY II AND JANE BEERY
 OR 283, PG. 854
 93.047 ACRES
 PARCEL #13-00011.000

RWY FARMS LLC.
 OR 292, PG. 738
 369 ACRES
 PARCEL #13-00171.000

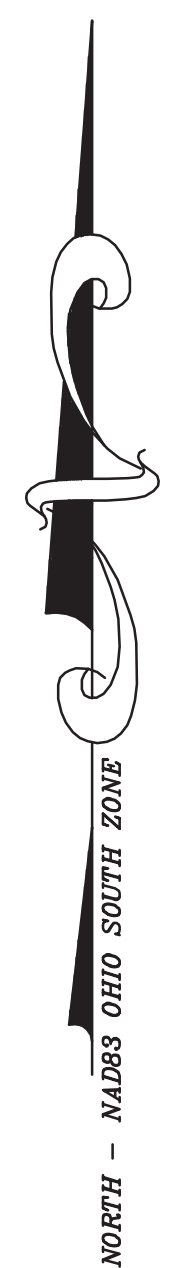
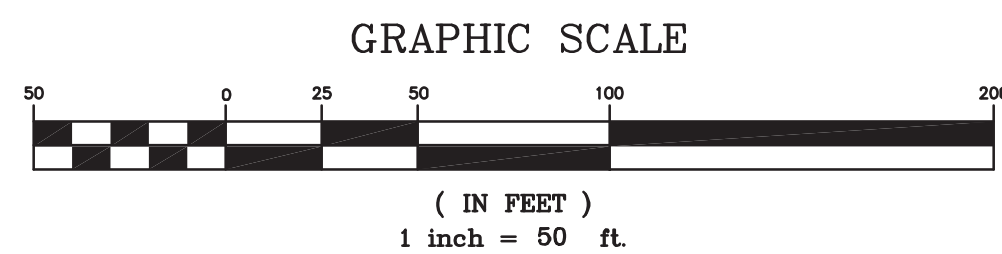


PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS

JOHN W. EVERS P.S. 7869
 APRIL 09, 2021

30" LONG IRON PIPE WITH YELLOW PLASTIC CAP SET

DESCRIPTION	LOT SPLIT SURVEY		
LOCATION	5.418 ACRES OAK RUN TOWNSHIP MADISON COUNTY, OHIO		
CLIENT	PATRICIA A. BEERY		
PREPARED BY	PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ CELL ~ (614) 595-9412		
DRAWN BY	CHECKED BY	ORDER NO.	SHEET
J.W.E.	J.W.E.	MAD	1 of 1
SCALE: 1" = 50'	DATE: JAN, 2021		



DESCRIPTION OF 5.418 ACRES
FROM LANDS OWNED BY PATRICIA A. BEERY
OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 12093, Township of Oak Run, County of Madison, State of Ohio, and being 5.418 acres of land, comprising the entirety of that 1.8047 acre tract of land owned by Patricia A. Beery, of record in Official Record Volume 302, Page 720, and identified therein as Parcel 1, and also identified as Madison County Auditor Parcel No. 13-00016.000, and that 3.611 acre tract of land also owned by Patricia A. Beery, of record in Official Record Volume 381, Page 2230, and which is herein combined into, and made a part of said Madison County Auditor Parcel No. 13-00016.000, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 5.418 acre tract of land being further described as follows:

The **True Place of Beginning** of the herein described 5.418 acres being a 1 inch diameter iron bar found at a depth of 3 inch below asphalt, being 0.58 feet south of the centerline of State Route 56 as depicted upon the "STATE OF OHIO - DEPARTMENT OF HIGHWAYS - RIGHT OF WAY MAP of LONDON-CIRCLEVILLE ROAD, SH 243, dated 1932, and being the northwesterly corner of said 1.8074 acre Parcel 1, and being a northeasterly corner of the remainder of a 184.289 acre tract of land also owned by Patricia Beery, of record in Official Record Volume 302, Page 720, and identified therein as Parcel 2, and being in a southerly line of that 369 acre tract of land owned by RWY FARMS LLC, of record in Official Record Volume 292, Page 738; The **Point of Reference** being Madison County Engineer Monument #12-038, which bears North $53^{\circ}04'45''$ West, at a distance of 149.62 feet;

Thence from said **True Place of Beginning** South $63^{\circ}41'36''$ East, along the northerly line of said 1.8074 acre tract, being a southerly line of said 369 acre tract, and being along the general center of said State Route 56, a distance of 254.25 feet to a railroad spike found at a depth of 4 inch below the top of asphalt, and being the northwesterly corner of a 93.047 acre tract of land owned by Brooks F. Beery II, and Jane Beery, of record in Official Record Volume 283, Page 854, being the northeasterly corner of said 1.8074 acre tract;

Thence South $17^{\circ}10'37''$ West, along an easterly line of said 1.8074 acre tract, being a westerly line of said 93.047 acre tract, a distance of 133.13 feet to the center of a 1.5' x 1.5' square concrete post found;

Thence South $19^{\circ}39'05''$ West, along an easterly line of said 1.8074 acre tract, being a westerly line of said 93.047 acre tract, a distance of 152.46 feet to an iron pipe found at the southeasterly corner of said 1.8074 acre tract, being the northeasterly corner of said 3.611 acre tract;

Thence South $18^{\circ}43'40''$ West, along the easterly line of said 3.611 acre tract, being a westerly line of said 93.047 acre tract, a distance of 418.36 feet to an iron pipe set, and being a corner of the remainder of said 184.289 acre tract;

Thence North $82^{\circ}18'53''$ West, along the southerly line of said 3.611 acre tract, being a line of the remainder of said 184.289 acre tract, a distance of 379.81 feet to an iron pipe set;

Thence North $27^{\circ}07'32''$ East, along the westerly line of said 3.611 acre tract, and said 1.8074 acre tract, being a line of the remainder of said 184.289 acre tract, a distance of 818.94 feet to the True Place of Beginning and containing 5.418 acres of land, passing an iron pipe found at the southwest corner of said 1.8074 acre tract, being the northwesterly corner of said 3.611 acre tract, at a distance of 533.94 feet.

For the purpose of this description, a bearing of South $27^{\circ}07'32''$ West was used on a westerly line of that 1.8074 acre tract of land owned by Patricia A. Beery, of record in Official Record Volume 302, Page 720, and identified therein as Parcel 1, on file in the Office of the Recorder, Madison County, Ohio. Said bearing is based upon the Ohio South Zone State Plane Coordinate System.

This description is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in November of 2012 and March of 2021. All iron pipes set are 30" in length, and 3/4" inside diameter, with yellow plastic caps stamped PSS.

PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors



John W. Evers

John W. Evers P.S. 7869

04-09-2021