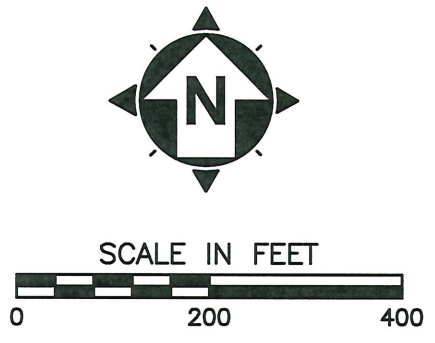
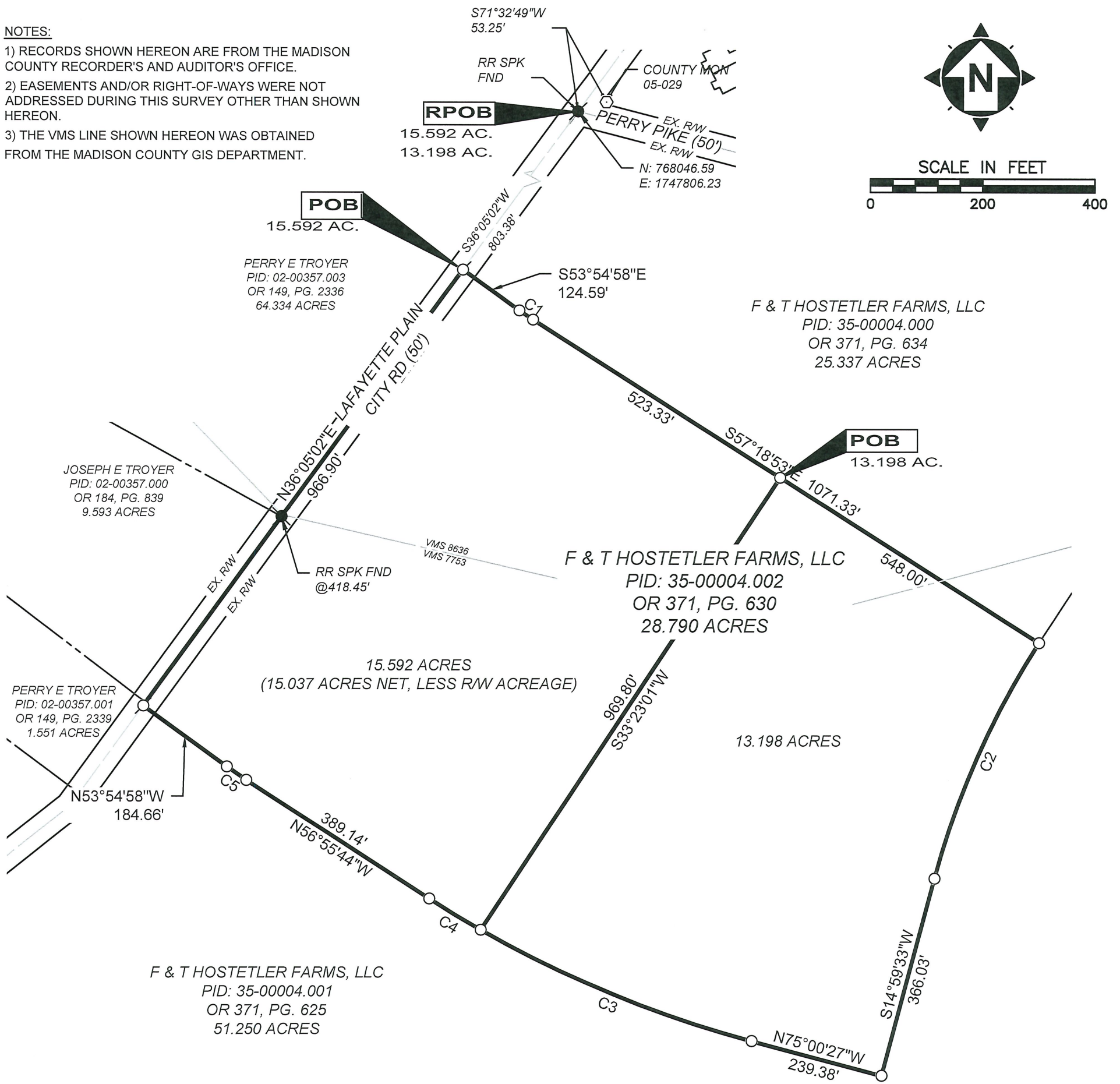


BOUNDARY SURVEY LOT SPLIT

STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF PLAIN CITY, VMS 8636 & 7753

NOTES:

- 1) RECORDS SHOWN HEREON ARE FROM THE MADISON COUNTY RECORDER'S AND AUDITOR'S OFFICE.
- 2) EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
- 3) THE VMS LINE SHOWN HEREON WAS OBTAINED FROM THE MADISON COUNTY GIS DEPARTMENT.



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊙ MAGNAIL SET
- ⊗ R x R SPIKE FOUND
-
- SUBJECT BOUNDARY & SPLIT LINES
-
- VIRGINIA MILITARY SURVEY
-
- PARCEL LINES
-
- CENTERLINE R/W
-
- R/W LIMITS

BASIS OF BEARINGS
 THE BEARINGS DESCRIBED HEREIN ARE BASED ON GRID NORTH (NORTH 0°00'00" EAST) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE NORTH AMERICAN DATUM 1983 (2011 ADJ, SOUTH ZONE) COORDINATE SYSTEM. ALL DISTANCES EXPRESSED HEREIN ARE IN US SURVEY FEET.

IRON PINS
 WHERE SHOWN HEREON, AND UNLESS OTHERWISE NOTED, ARE TO BE SET 5/8 INCH IN DIAMETER, 30 INCH LONG REBAR WITH A YELLOW CAP INSCRIBED "CT CONSULTANTS."

15.592 ACREAGE BREAKDOWN:
 GROSS ACRES: 15.592 AC.
 ACREAGE IN R/W: 0.555 AC.
 NET ACREAGE: 15.037 AC.

CURVE TABLE					
TAG #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DIST.
C1	29.66	500.00	3°23'55"	S55° 36' 55"E	29.65
C2	463.19	1500.00	17°41'34"	S23° 50' 20"W	461.36
C3	523.69	2000.00	15°00'09"	N67° 30' 22"W	522.19
C4	107.37	2000.00	3°04'33"	N58° 28' 01"W	107.36
C5	42.07	800.00	3°00'46"	N55° 25' 21"W	42.06



PROJECT NO: 19023501	DRAWING NAME: F & T HOSTETLER FARMS	SCALE: 1" = 200'	DATE: 2/24/2021				
SHEET 1 OF 1		DRAWN BY: JWC		DATE: 3/10/2021		APPROVED BY: TMM	
LOT SPLIT				THOMAS M. MEEKS OHIO LICENSE NO. 8674		your trusted advisor consultants → engineers architects planners	

**DESCRIPTION OF 13.198 ACRES
MADISON COUNTY, OHIO**

Situated in the State of Ohio, County of Madison, Village of Plain City, VMS 8636 & 7753, and being part of that 28.790 acres conveyed to F & T Hostetler Farms LLC of record in Official Record Volume 371, Page 630 (Parcel No. 35-00004.002), all of record in the Madison County Recorder's and Auditor's office and being more particularly described as follows;

BEGINNING FOR REFERENCE; at a railroad spike found at the centerline right-of-way intersection of Perry Pike Road (50') and Lafayette Plain City Road (50'), said railroad spike being the northwesterly corner of a 25.337 acres tract conveyed to F & T Hostetler Farms, LLC, of record in Official Record Volume 371, Page 634, said spike being a distance of 53.25 feet from found Madison County Monument 05-029;

Thence, South $36^{\circ}05'02''$ West, with the centerline right-of-way of said Lafayette Plain City Road, a distance of 803.38 feet, to a magnail set on a corner common to said 28.790 acres and said 25.337 acres, said common corner being on the southeasterly line of a 64.334 acre tract conveyed to Perry E. Troyer of record in Official Record Volume 149, Page 2336;

Thence, leaving said centerline and with a line common to said 28.790 acres and said 25.337, the following courses:

South $53^{\circ}54'58''$ East, a distance of 124.59 feet, to an iron pin set;

With the arc of a curve to the left, having a radius of 500.00 feet, an arc length of 29.66 feet, a delta angle of $3^{\circ}23'55''$, a chord bearing of South $55^{\circ}36'55''$ East, and a chord distance of 29.65 feet, to an iron pin set;

South $57^{\circ}18'53''$ East, a distance of 523.33 feet, to an iron pin set at the **POINT OF TRUE BEGINNING;**

Thence, South $57^{\circ}18'53''$ East, continuing with said common line, a distance of 548.00 feet to an iron pin set on a corner common to said 28.790 acres, said 25.337 acres, and a 51.250 acre tract conveyed to F & T Hostetler Farms LLC of record in Official Record Volume 371, Page 625;

Thence, with a line common to said 28.790 acres and said 51.250 acres, the following courses:

With the arc of a curve to the left, having a radius of 1500.00 feet, an arc length of 463.19 feet, a delta angle of $17^{\circ}41'34''$, a chord bearing of South $23^{\circ}50'20''$ West, and a chord distance of 461.36 feet, to an iron pin set;

South $14^{\circ}59'33''$ West, a distance of 366.03 feet, to an iron pin set;

North $75^{\circ}00'27''$ West, a distance of 239.38 feet, to an iron pin set;



With the arc of a curve to the right, having a radius of 2000.00 feet, an arc length of 523.69 feet, a delta angle of 15°00'09", a chord bearing of North 67°30'22" West, and a chord distance of 522.19 feet, to an iron pin set;

Thence, North 33°23'01" East, leaving said common line, and through said 28.790 acres, a distance of 969.80 feet, to the **POINT OF TRUE BEGINNING**, containing 13.198 acres, more or less, and being subject to all easements of record.

Where indicated hereon, all iron pins set are 5/8 inch diameter rebar, 30 inches in length, having a yellow cap bearing the inscription "CT Consultants."

The bearings described herein are based on grid north (North 0°00'00" East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, South Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on an actual field survey performed during the month of February 2019, by or under the direct supervision of Thomas M. Meeks, registered surveyor #8674.



CT Consultants, Inc.

 3/10/2021

Thomas M. Meeks P.S.
Registered Surveyor No. 8674

Date

DESCRIPTION OF 15.592 ACRES MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, Village of Plain City, VMS 8636 & 7753, and being part of that 28.790 acres conveyed to F & T Hostetler Farms LLC of record in Official Record Volume 371, Page 630 (Parcel No. 35-00004.002), all of record in the Madison County Recorder's and Auditor's office and being more particularly described as follows;

BEGINNING FOR REFERENCE; at a railroad spike found at the centerline right-of-way intersection of Perry Pike Road (50') and Lafayette Plain City Road (50'), said railroad spike being the northwesterly corner of a 25.337 acres tract conveyed to F & T Hostetler Farms, LLC, of record in Official Record Volume 371, Page 634, said spike being a distance of 53.25 feet from found Madison County Monument 05-029;

Thence, South $36^{\circ}05'02''$ West, with the centerline right-of-way of said Lafayette Plain City Road, a distance of 803.38 feet, to a magnail set on a corner common to said 28.790 acres and said 25.337 acres and being the **POINT OF TRUE BEGINNING;**

Thence, leaving said centerline and with a line common to said 28.790 acres and said 25.337, the following courses:

South $53^{\circ}54'58''$ East, a distance of 124.59 feet, to an iron pin set;

With the arc of a curve to the left, having a radius of 500.00 feet, an arc length of 29.66 feet, a delta angle of $3^{\circ}23'55''$, a chord bearing of South $55^{\circ}36'55''$ East, and a chord distance of 29.65 feet, to an iron pin set;

South $57^{\circ}18'53''$ East, a distance of 523.33 feet, to an iron pin set;

Thence, South $33^{\circ}23'01''$ West, leaving said common line, and through said 28.790 acres, a distance of 969.80 feet, to an iron pin set on a line common to said 28.790 acres and a 51.250 acre tract conveyed to F & T Hostetler Farms LLC of record in Official Record Volume 371, Page 625;

Thence, with a line common to said 28.790 acres and said 51.250 acres, the following courses:

With the arc of a curve to the right, having a radius of 2000.00 feet, an arc length of 107.37 feet, a delta angle of $3^{\circ}04'33''$, a chord bearing of North $58^{\circ}28'01''$ West, and a chord distance of 107.36 feet, to an iron pin set;

North $56^{\circ}55'44''$ West, a distance of 389.14 feet, to an iron pin set;

With the arc of a curve to the right, having a radius of 800.00 feet, an arc length of 42.07 feet, a delta angle of $3^{\circ}00'46''$, a chord bearing of North $55^{\circ}25'21''$ West, and a chord distance of 42.06 feet, to an iron pin set;



North $53^{\circ}54'58''$ West, a distance of 184.66 feet, to a magnail set in the centerline right of way of said Lafayette Plain City Road, said magnail being on the southeasterly line of a 1.551 acre tract conveyed to Perry E. Troyer, of record in Official Record Volume 149, Page 2339;

Thence, North $36^{\circ}05'02''$ East, with said centerline, passing a railroad spike found at a distance of 418.45 feet, a total distance of 966.90 feet, to the **POINT OF TRUE BEGINNING**, containing 15.592 acres, more or less, and being subject to all easements of record. Of said 15.592 acres, 0.555 acres is within the public right of way of said Lafayette Plain City Road, leaving a net acreage of 15.037 acres.

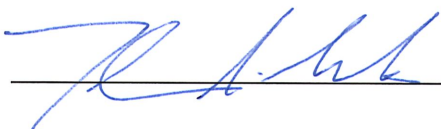
Where indicated hereon, all iron pins set are 5/8 inch diameter rebar, 30 inches in length, having a yellow cap bearing the inscription "CT Consultants."

The bearings described herein are based on grid north (North $0^{\circ}00'00''$ East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, South Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on an actual field survey performed during the month of February 2019, by or under the direct supervision of Thomas M. Meeks, registered surveyor #8674.



CT Consultants, Inc.

 3/10/2021

Thomas M. Meeks P.S.
Registered Surveyor No. 8674

Date