

LOCATED IN THE TOWNSHIP OF RANGE  
MADISON COUNTY, OHIO  
VIRGINIA MILITARY SURVEY # 6050

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 DISTANCES TO STATE PLANE GRID  
DISTANCES MULTIPLY BY 0.999908335403

MADISON COUNTY ENGINEER  
REFERENCE MONUMENT # 02-022  
N 633057.8357  
E 1693818.3450

JEFFRIES FARMS, LLC  
OR 283, PG. 2202  
TRACT ONE  
262.529 ACRES  
PPN: 21-00226.000

MINSHALL ROAD

C/L STATE ROUTE 38

STATE ROUTE 38

N 87°19'12" W

2119.82' TO MAG NAIL FOUND ON C/L OF MINSHALL ROAD

STONE FOUND  
0.75' DEEP

S 87°37'56" E

1777.27'

STONE FOUND  
1' DEEP

S 87°35'30" E

2183.29' TO MAG NAIL FOUND ON C/L S.R. 38

SALLY A. HAND AND RAYMOND H. LYTLE, TRUSTEES  
OF THE HAND-LYTLE REVOCABLE LIVING TRUST, DATED DEC. 17, 2007  
OR 267, PAGE 2036  
PARCEL ONE - TRACT ONE  
100 ACRES BY DEED  
99.263 ACRES BY SURVEY  
PPN: 21-00001.000

ROGER D. COUNTS II AND AUDREY J. COUNTS, TRUSTEES  
OF THE COUNTS II TRUST, DATED AUGUST 12, 1996  
OR 228, PG. 1797  
TRACT I  
68.86 ACRES  
PPN: 21-00067.000

ROGER D. COUNTS II AND AUDREY J. COUNTS, TRUSTEES  
OF THE COUNTS II TRUST, DATED AUGUST 12, 1996  
OR 228, PG. 1797  
TRACT II  
48.9 ACRES  
PPN: 21-00067.000

WAYNE D. DIXON AND  
ESTHER J. DIXON (50%)  
WAYNE D. DIXON, TRUSTEE,  
OF THE WAYNE D. DIXON REVOCABLE LIVING TRUST (50%)  
OR 56, PG. 594  
TRACT I  
98.20 ACRES  
PPN: 21-00302.000

SECONDARY  
POINT OF REFERENCE  
FOR 19.281 ACRES  
MAD. CO. MON. 02-008  
NORTH: 633057.8357  
EAST 1693818.3450

MINSHALLS  
ADDITION

TRUE PLACE OF  
BEGINNING FOR  
FOR 99.263 ACRES  
MAG NAIL FOUND

FEDERAL ROAD - 66' WIDE

C/L N 87°19'49" W 1786.30'

S.R. 323

N 87°18'23" W 422.30'

N 86°39'02" E 2382.16'

MARY K SPARKS  
OR 300, PAGE 353  
10.718 ACRES  
PPN: 21-00308.001

FELICIA HANNAH  
OR 316, PAGE 837  
1.413 ACRES  
PPN: 21-00308.000

MARK J. PITSTICK  
OR 381, PAGE 1083  
89.431 ACRES  
PPN: 21-00308.002

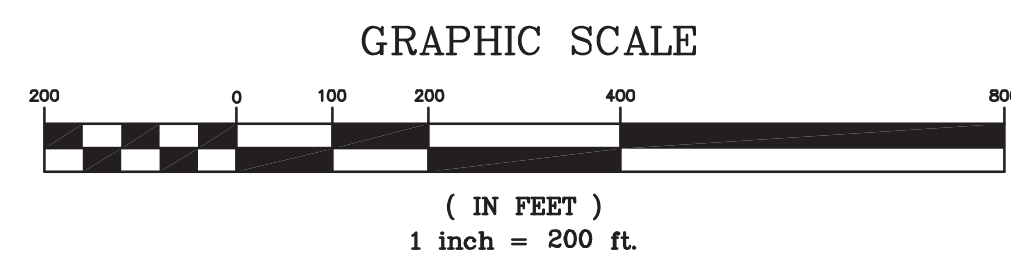
MICHAEL S. VALLERY  
& LAURA L. VALLERY  
OR 347, PAGE 414  
9.209 ACRES  
PPN: 21-00299.001

UNITED LANDMARKS, LLC  
OR 297, PAGE 2237  
9.209 ACRES  
PPN: 21-00299.000

POINT OF REFERENCE  
FOR 99.263 ACRES  
1" DIAMETER SOLID  
IRON BAR FOUND IN  
MONUMENT BOX  
INTERSECTION OF FEDERAL ROAD  
AND PRAIRIE ROAD

SHIRLEY S. DAVIS  
OR 375, PAGE 2057  
29.1170 ACRES  
PPN: 21-00147.000

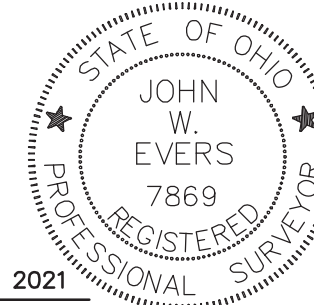
19.281 ACRES BY SURVEY



PRECISION SURVEYING SERVICES, LLC  
CONSULTING SURVEYORS

JOHN W. EVERS P.S. 7869  
MAY 13, 2021

- = 30" LONG IRON PIPE WITH YELLOW PLASTIC CAP SET
- = IRON PIPE FOUND
- ⊕ = SOLID IRON BAR FOUND
- = MAG NAIL FOUND
- △ = STONE FOUND



BOUNDARY SURVEY			
LOCATION LANDS OF HAND-LYTLE TRUST TWP OF RANGE & VILL. OF MIDWAY MADISON COUNTY, OHIO			
CLIENT T.J. LEACH			
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: J.W.E.	CHECKED BY: J.W.E.	ORDER NO.	SHEET
SCALE: 1"=60'	DATE: MAY, 2021	AREA NO. MAD	1 of 1

DESCRIPTION OF 99.263 ACRES  
RANGE TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 6050, Range Township, County of Madison, State of Ohio, and being 99.263 acres of land owned by Sally A. Hand and Raymond H. Lytle, Trustees of the Hand-Lytle Revocable Trust, dated December 17, 2007, of record in Official Record Volume 267, Page 2036 and identified therein as Parcel One, Tract One, stated to contain 100 acres, and by actual field survey was found to contain a total of 99.263 acres. All references to records being on file in the Office of the Recorder, Madison County, Ohio, also identified as Madison County Auditor Parcel Number 21-00001.000, being further described as follows:

The **Point of Reference** being a 1" diameter solid iron bar in a monument box marking the intersection of Federal Road with the centerline of Prairie Road, being the northwesterly corner of a 29.1170 acre tract of land owned by Shirley S. Davis, of record in Official Record Volume 375, Page 2057, the northeasterly corner of the remainder of a 9.209 acre tract of land owned by Michael S. Vallery and Laura L. Vallery, of record in Official Record Volume 347, page 414, and being in the southerly line of a 98.20 acre tract of land owned by Wayne D. Dixon and Esther J. Dixon (50%), and Wayne D. Dixon, Trustee of the Wayne D. Dixon Revocable Living Trust (50%). Of record in Official Record Volume 56, Page 594, and identified therein as Tract I; The **Secondary Point of Reference** being Madison County Engineer Monument 02-008, which bears North 86°39'02" East, at a distance of 2382.16 feet; Thence from said **Point of Reference**, North 87°18'23" West, along the centerline of Federal Road, (60 feet in width) being the northerly line of said 9.209 acre tract, and a 1.0002 acre tract of land owned by United Landmark, LLC, of record in Official Record Volume 297, Page 2237, being the southerly line of said 98.20 acre tract, a distance of 422.30 feet to a Mag Nail found and being the **True Place of Beginning** of the herein described 99.263 acres, and being a southwesterly corner of said 98.20 acres;

Thence North 87°19'49" West, along the centerline of Federal Road, being the southerly line of said 99.263 acres, the northerly lines of said 1.0002 acre tract, said 9.209 acre tracts, and the northerly line of an 89.431 acre tract of land owned by Mark J. Pitstick, of record in Official Record Volume 381, Page 1083, and the northerly line of a 1.413 acre tract of land owned by Felicia Hannah, of record in Official Record Volume 316, page 83, and the northerly line of a 10.718 acre tract of land owned by Mary K. Sparks, of record in Official Record Volume 300, Page 353, a distance of 1786.30 feet to a ¾ inch diameter solid iron bar found at a depth of 1 foot below the top of asphalt of said federal Road, and being the southeasterly corner of a 48.9 acre tract of land owned by Roger D. Counts II, and Audrey J. Counts, Trustees of the Counts II Trust, dated August 12, 1996, of record in Official Record Volume 228, Page 1797, and identified therein as Tract II;

Thence North 06°12'56" East, along the easterly line of said 48.9 acre tract, being the westerly line of said 99.263 acres, a distance of 2427.07 feet to a 12" diameter stone found at a depth of 0.75 feet marking the northeast corner of said 48.9 acre tract, being in the southerly line of a 262.529 acre tract of land owned Jeffries Farms, LLC, of record in Official Record Volume 283, Page 2202, and identified therein as Tract One, (and from which a Mag Nail was found on the centerline of Minshall Road, marking the southwest corner of said 262.529 acre tract which bears North 87°19'12" West, at a distance of 2119.82 feet);

Thence South 87°37'56" East, along the southerly line of said 262.529 acre tract, being the northerly line of said 99.263 acres, a distance of 1777.27 feet to a 10" diameter stone found at a depth of 1 foot marking the northwesterly corner of said 98.20 acre tract, (and from which a Mag Nail was found on the centerline of State Route 38, marking the southeast corner of said 262.529 acre tract which bears South 87°35'30" East, at a distance of 2183.29 feet);

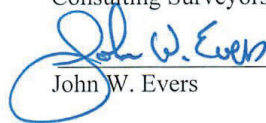
Thence South 05°59'21" West, along the westerly line of said 98.20 acre tract, being the easterly line of said 99.263 acres, a distance of 2435.88 feet to **The True Place of Beginning** and containing 99.263 acres of land.

This description is based upon an actual field survey performed by John Evers, P.S. 7869, May of 2021. All iron pipes set are 30" in length, 3/4" inside diameter, with a plastic cap stamped P.S.S. 7869.

For the purpose of this description, a bearing of North 87°19'49" West was used on the centerline of Federal Road (State Route 323), being the southerly line of 99.263 acre tract of land owned by Sally A. Hand and Raymond H. Lytle, Trustees of the Hand-Lytle Revocable Trust, dated December 17, 2007, of record in Official Record Volume 267, Page 2036 and identified therein as Parcel One, Tract One, stated to contain 100 acres. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83(2011).



PRECISION SURVEYING SERVICES, LLC  
Consulting Surveyors

 P.S. 7869  
John W. Evers 05-13-2021