

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

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

1" DIA SOLID IRON BAR IN MONUMENT BOX AT INTERSECTION OF FEDERAL ROAD AND PRAIRIE ROAD

PASSING SOLID IRON BAR WITH "COTTRILL" CAP FOUND @ 668.33'

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

PPN: 21-00002.000
 (5.621 ACRES)

SALLY A. HAND AND RAYMOND H. LYTLE, TRUSTEES
 OF THE HAND-LYTLE REVOCABLE LIVING TRUST, DATED DEC. 17, 2007
 DATED DEC. 17, 2007
 OR 267, PAGE 2036
 PARCEL ONE - TRACT TWO
 20 ACRES BY AUDITOR
 19.281 ACRES BY SURVEY

PPN: 22-00001.000
 (13.660 ACRES)

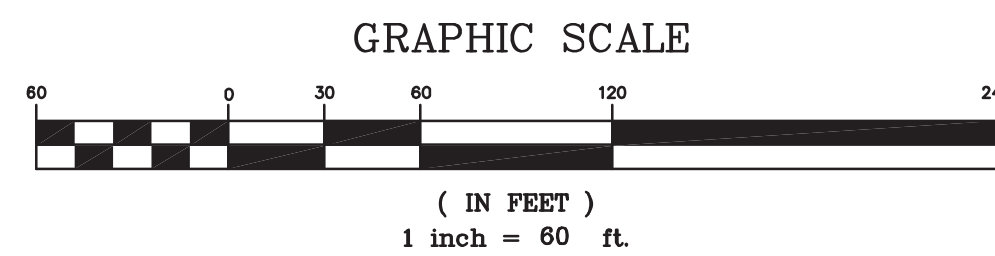
SHIRLEY S. DAVIS OR 375, PAGE 2057
 29.1170 ACRES
 PPN: 22-00128.000

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

PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS

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

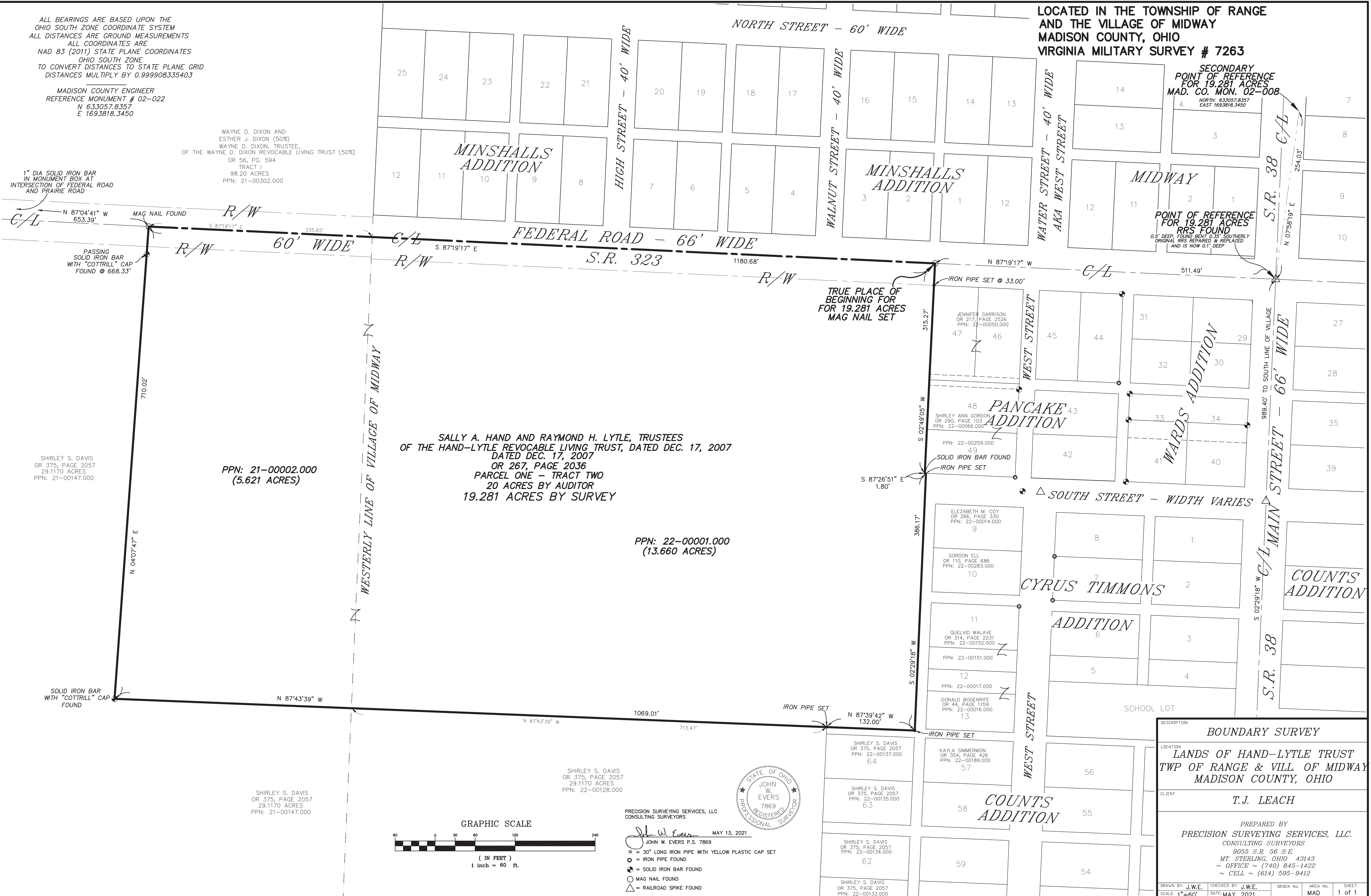
- = 30" LONG IRON PIPE WITH YELLOW PLASTIC CAP SET
- = IRON PIPE FOUND
- ⊕ = SOLID IRON BAR FOUND
- = MAG NAIL FOUND
- △ = RAILROAD SPIKE FOUND



LOCATED IN THE TOWNSHIP OF RANGE AND THE VILLAGE OF MIDWAY
 MADISON COUNTY, OHIO
 VIRGINIA MILITARY SURVEY # 7263

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

POINT OF REFERENCE FOR 19.281 ACRES
 RRS FOUND
 0.5' DEEP, FOUND BENT 0.35' SOUTHERLY
 ORIGINAL RRS REPAIRED & REPLACED
 AND IS NOW 0.1' DEEP



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	MAD	1 of 1

DESCRIPTION OF 19.281 ACRES
RANGE TOWNSHIP AND THE VILLAGE OF MIDWAY
MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 7263, the Village of Midway, and Range Township, County of Madison, State of Ohio, and being 19.281 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 Two, stated to contain 23 acres and 83 poles, excepting therefrom Cyrus Timmons Addition to the Village of Midway, and by actual field survey was found to contain a total of 19.281 acres. All references to records being on file in the Office of the Recorder, Madison County, Ohio, and the Clerk's Office of the Madison County Court of Common Pleas. Of said 19.281 acre tract, 5.621 acres lies within Madison County Auditor Parcel Number 21-00002.000, and 13.660 acres lies within Madison County Auditor Parcel Number 22-00001.000, being further described as follows:

The **Point of Reference** being a railroad spike found at the intersection of the centerline of Federal Road (State Route 323), with the centerline of Main Street (State Route 38, as depicted upon the Record Plat of the Village of Midway, of record in Deed Book Volume 8, Page 128, recorded July 13, 1833, said railroad spike found at a depth of 0.5 feet, was bent southerly 0.35 feet, railroad spike has been removed, straightened, and replaced, now 0.1 feet below asphalt surface; The **Secondary Point of Reference** being Madison County Engineer Monument 02-008, which bears North 07°58'19" East, at a distance of 254.03 feet; Thence from said **Point of Reference**, North 87°19'17" West, along the centerline of said Federal Road and through the Village of Midway, a distance of 511.49 feet to a Mag Nail Set and being the **True Place of Beginning** of the herein described 19.281 acres, and being a northeasterly corner of said Parcel One, Tract Two;

Thence South 02°49'05" West, Two, along the westerly line of Lot 47 of Pancake Addition, and the westerly line of those lands Ordered divided from a Vacated Alley as a result of Common Plea Case 92CV-10-191, and along the westerly lines of Lots 48, and Lot 49 of said Pancake Addition, being an easterly line of said Parcel One, Tract Two, a distance of 315.27 feet to a solid iron bar found at the southwesterly corner of said Lot 49, passing an iron pipe set at a distance of 33.00 feet, and which also marks the northwest corner of said Lot 47;

Thence South 87°26'51" East, along the southerly line of Lot 49, being a line of said Parcel One, Tract Two, a distance of 1.80 feet to an iron pipe set at the westerly terminus of South Street;

Thence South 02°29'18" West, along the westerly terminus of said South Street, being an easterly line of said Parcel One, Tract Two, and along the westerly line of a 16.5 foot wide alley depicted upon the Record Plat of Cyrus Timmons Addition to the Village of Midway, recorded January 6, 1869, a distance of 386.17 feet to an iron pipe set at the southwesterly corner of said Cyrus Timmons Addition, being in the northerly line of a 10.5 foot wide Alley depicted upon said Record Plat of Counts Addition to the Village of Midway;

Thence North 87°39'42" West, along the northerly line of said 10.5 foot wide Alley, being parallel with the southerly line of said Counts Addition, and being 291.00 feet offset northerly from monumentation found upon said southerly line, being a southerly line of said Parcel One, Tract Two, a distance of 132.00 feet to an iron pipe set, and being a corner of a 29.1170 acre tract owned by Shirley S. Davis, of record in Official Record Volume 375, Page 2057;

Thence North 87°43'39" West, along a line of said 29.1170 acre tract, being a southerly line of said Parcel One, Tract Two, a distance of 1069.01 feet to a solid iron bar found with a yellow "Cottrill" cap, passing the westerly line of the Village of Midway at a distance of 713.47 feet;

Thence North $04^{\circ}07'47''$ East, along an easterly line of said 29.1170 acre tract, being the westerly line of said Parcel One, Tract Two, a distance of 710.02 feet to a Mag nail found of the centerline of said Federal Road, passing a solid iron bar found with a yellow "Cottrill" cap at a distance of 668.33 feet, (from said Mag Nail found, a 1" diameter solid iron bar in a monument box bears North $87^{\circ}04'41''$ West, at a distance of 653.39 feet marking the intersection of Federal Road with the centerline of Prairie Road);

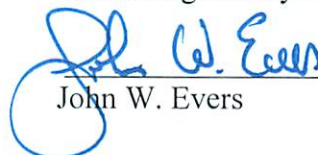
Thence South $87^{\circ}19'17''$ East, along the centerline of said Federal Road, being the northerly line of said Parcel One, Tract Two, a distance of 1180.68 feet to **The True Place of Beginning** and containing 19.281 acres of land, passing the westerly line of the Village of Midway at a distance of 335.65 feet.

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 $87^{\circ}19'17''$ West was used on the centerline of Federal Road (State Route 323), originating from the intersection of Federal Road, with the centerline of Main Street (State Route 38) and proceeding westerly through the Village of Midway. 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