

# A SURVEY for The Mary E. Andrix Trust

of a

## 0.922 Acre Property

In Virginia Military Survey 6781,  
Deer Creek Township, Madison County, Ohio

**LOCATION:** located on the east side of Simpson Road, 2000 feet north along Simpson Road from the intersection with State Route 142, in Virginia Military Survey 6781, Deer Creek Township, Madison County, Ohio.

**OWNER** Mary E. Andrix, Trustee of the Mary E. Andrix Trust U/T/D/ 08/09/2007

**AUDITOR'S PARCEL** No. 05-00242.000

**RECORDER'S DEED** Official Record 317, Page 836

**BASIS OF BEARING:** N23°35'08"E as measured along the Centerline of said Simpson Road along the northwest property line of the surveyed property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

**SURVEYOR:** Casey Elliott, PS 7759, State of Ohio  
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London, Ohio 43140  
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### Cogniac Farms LLC

O.R. 314, Page 335  
#05-00144.000  
SECOND TRACT: 146 acres by deed  
Survey DE-1C

**Roberts Family Trust**  
(09/14/12) 1/2 interest  
and  
**Bruce A. Roberts Revocable Trust** (08/09/12) 1/2 interest  
O.R. 364, Page 269  
#05-00250.000  
101.26 acres  
Survey 40-20

### Christopher C. & Julie A Lewis

O.R. 89, Page 18  
#05-00288.000  
2.8346 acres by deed  
Survey DE-23B

### LEGEND

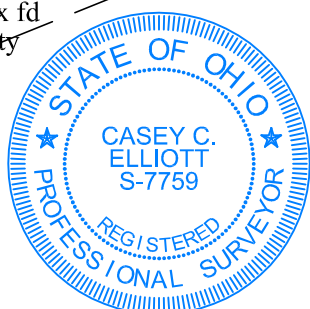
Road Centerline	U.S. 42
Property Line (offsite)	---
Property Line	_____
Right of Way	R/W
Easement	Easement
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.



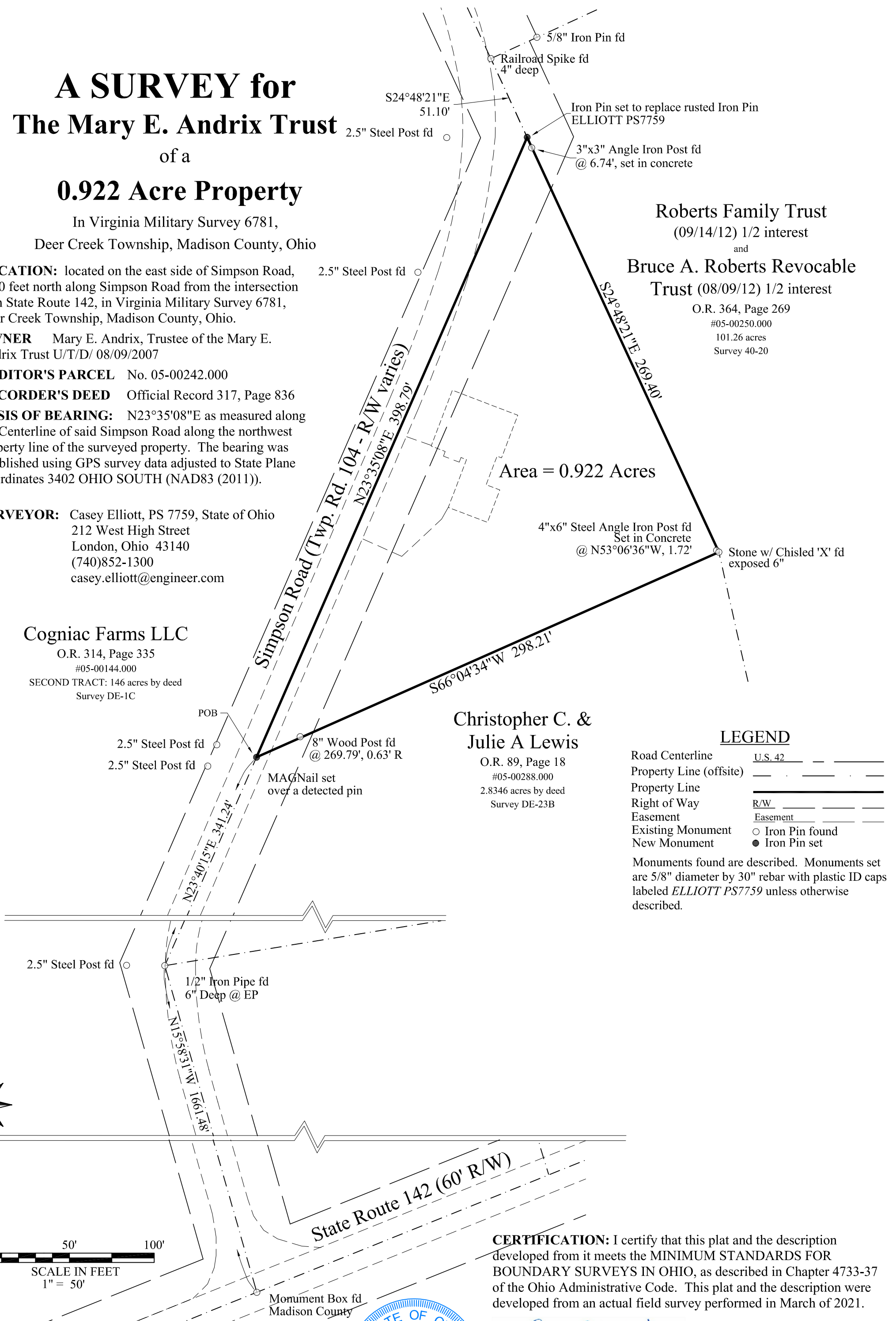
0' 50' 100'  
SCALE IN FEET  
1" = 50'

**CERTIFICATION:** I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in March of 2021.



*Casey C. Elliott*  
Casey C. Elliott, PS 7759, State of Ohio  
21108

03/17/2021



**EXHIBIT A**  
**Description of a 0.922 Acre Property**  
**In the Name of**

***The Mary E. Andrix Trust***

Located in Virginia Military Survey 6781  
United States Military District Survey  
Deer Creek Township, Madison County, Ohio

This description is for a 0.922 acre property in the name of Mary E. Andrix, Trustee of the Mary E. Andrix Trust U/T/D/ 08/09/2007 (Official Records 317, Page 836, Exhibit A, property 7, Madison County Recorder, Auditor's Property Index Number 05-00242.000), located approximately 2000 feet north of the intersection of State Route 142 and Simpson Road (formerly Lafayette Road, Township Road 104, Right-of-way varies), in Virginia Military Survey 6781, Deer Creek Township, Madison County, Ohio and is further described as follows:

Commencing at a Madison County Monument Box at the intersection of said State Route 142 and said Simpson Road;

Thence N15°58'31"W, 1661.48 feet, along the centerline of said Simpson Road to a 1/2 inch Iron Pipe found 6 inches deep, at the west edge of the pavement;

Thence N23°40'15"E, 341.24 feet, continuing along the centerline of said Simpson Road, to a MAGNail™ set over a detected, described Iron Pin at the northwest corner of a 2.8346 acre property in the name of Christopher C. and Julie A. Lewis (O.R. 89, Page 18), at the TRUE POINT OF BEGINNING;

Thence N23°35'08"E, 398.79 feet, continuing along the centerline of said Simpson Road and the east line of a 146 acre property (described as the SECOND TRACT) in the name of Cogniac Farms LLC (O.R. 314, Page 335), to an Iron Pin, set to replace a rusted Iron Pin, in the southeast line of a 101.26 acre property in the name of Roberts Family Trust (09/14/12), 1/2 interest and the Bruce A. Roberts Revocable Trust (08/09/12), 1/2 interest (O.R. 364, Page 269), said Pin set is S24°48'21"E, 51.10 feet, from a Railroad Spike found 4 inches deep, at the edge of pavement of said Simpson Road in the centerline of the R/W;

Thence S24°48'21"E, 269.40 feet, passing a 3"x3" Steel Angle Iron Fencepost found set in concrete at 6.74 feet, along the southeast line of the said Roberts Trust property, to a Stone found with a chiseled 'X' at the northeast corner of the said Lewis property, said Stone is referenced by a 4"x6" Steel Angle Iron Post found set in concrete at N53°06'36"W, 1.72 feet;

Thence S66°04'34"W, 298.21 feet, along the northwest line of the said Lewis property, passing an 8 inch wood post at 269.79 feet, offset 0.63 feet right, to the TRUE POINT OF BEGINNING.

Said property contains 0.922 acres all in V.M.S. 6781, Deer Creek Township, Madison County, Ohio. The **Basis Of Bearing is N23°35'08"E**, as measured along the centerline of said Simpson Road and the northwest property line of the surveyed property, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)).

This description is based on a survey performed in March 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 03/17/2021  
Casey C. Elliott, PS 7759