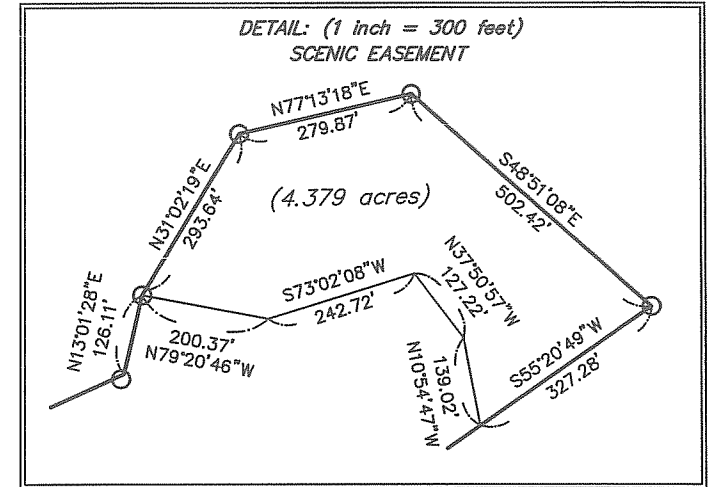


# SURVEY FOR GRAFRIAR FARMS, LLC

STATE OF OHIO, COUNTY OF MADISON,  
TOWNSHIP OF SOMERFORD,  
V.M.S. 5198, V.M.S. 4125



**19.012 Acres**  
Part of Grafriar Farms, LLC's  
93.539 acre tract described in  
Official Record 173, page 2557  
Parcel #24-00446.000  
(18.072 acres in V.M.S. 5198)  
and part of Grafriar Farms, LLC's  
26.637 acre tract described in  
Official Record 228, page 356  
Parcel #24-01499.006  
(0.940 acre in V.M.S. 4125)

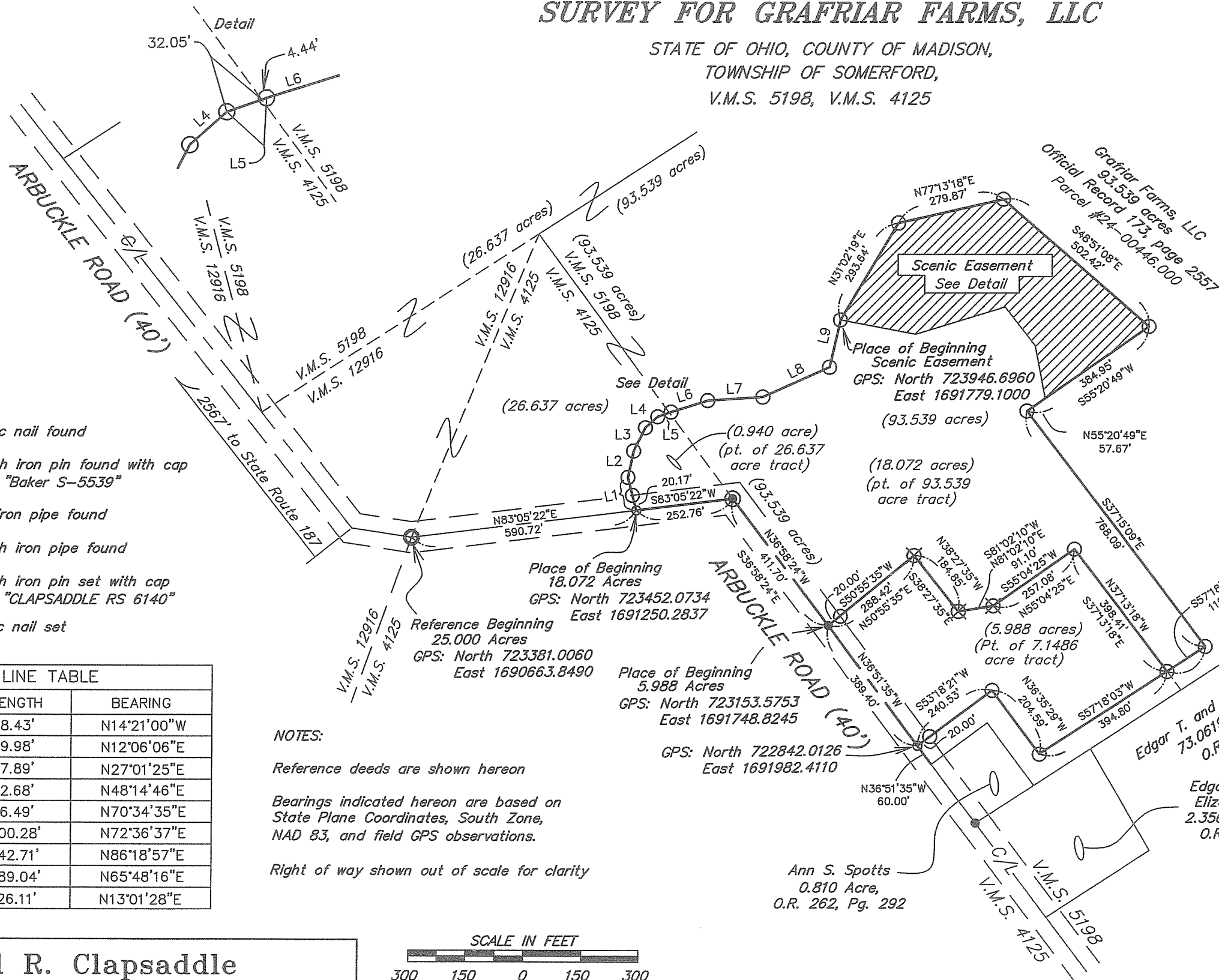
**5.988 Acres**  
Part of Grafriar Farms, LLC's  
7.1486 acre tract described in  
Official Record 256, page 1492  
Parcel #24-00446.001  
(5.988 acre in V.M.S. 5198)

Edgar T. Shaudys and  
Elizabeth T. Shaudys  
2.3568 Acres, Parcel 2  
O.R. 215, Pg. 2233



I hereby certify that this plat was prepared from  
a field survey made under my supervision and that  
monuments were placed as indicated hereon.

*Paul R. Clapsaddle*  
Paul R. Clapsaddle, R.S. 6140



- LEGEND:**
- Magnetic nail found
  - ⊗ 5/8 inch iron pin found with cap marked "Baker S-5539"
  - 1 inch iron pipe found
  - ⊙ 3/4 inch iron pipe found
  - 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
  - Magnetic nail set

LINE TABLE		
LINE	LENGTH	BEARING
L1	88.43'	N14°21'00"W
L2	69.98'	N12°06'06"E
L3	67.89'	N27°01'25"E
L4	42.68'	N48°14'46"E
L5	36.49'	N70°34'35"E
L6	100.28'	N72°36'37"E
L7	142.71'	N86°18'57"E
L8	189.04'	N65°48'16"E
L9	126.11'	N13°01'28"E

**NOTES:**  
Reference deeds are shown hereon  
Bearings indicated hereon are based on  
State Plane Coordinates, South Zone,  
NAD 83, and field GPS observations.  
Right of way shown out of scale for clarity



Date: May 17, 2021  
Scale: 1"=300'  
Project: GrabillPat614  
Drawing: Grabill19.012\_5.988acMay21

**Paul R. Clapsaddle  
and Associates**  
REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(937) 747-2599

**Paul R. Clapsaddle, P.E., P.S.**

*SURVEY FOR GRAFRIAR FARMS, LLC*

*19.012 Acres*

*May 14, 2021*

The following described 19.012 acre tract is situated in the State of Ohio, County of Madison, Township of Somerford, V.M.S. 5198 and V.M.S. 4125, being part of Grafriar Farms, LLC's 93.539 acre tract described in O.R. 173, Pg. 2557 (Parcel No. 24-00446.000), and part of Grafriar Farms, LLC's 26.637 acre tract described in O.R. 228, Pg. 356 (Parcel No. 24-01499.006), and said 19.012 acre tract being more particularly described as follows:

Beginning for reference at a 1 inch iron pipe found at an angle point in the centerline of Arbuckle Road (40 feet wide), said pipe being in the east line of V.M.S. 12916, in the west line of V.M.S. 4125, and at an angle point in the south line of said 26.637 acre tract;

Thence North  $83^{\circ}05'22''$  East 590.72 feet, following the centerline of Arbuckle Road and entering V.M.S. 4125, following a south line of said 26.637 acre tract, to a magnetic nail set and marking the *place of beginning*;

Thence *North  $14^{\circ}21'00''$  West 88.43 feet*, departing from the centerline of Arbuckle Road and entering said 26.637 acre tract, passing at 20.17 feet and iron pin set, to an iron pin set;

Thence continuing through said 26.637 acre tract along the following courses:

*North  $12^{\circ}06'06''$  East 69.98 feet* to an iron pin set;

*North  $27^{\circ}01'25''$  East 67.89 feet* to an iron pin set;

*North  $48^{\circ}14'46''$  East 42.68 feet* to an iron pin set;

Thence *North  $70^{\circ}34'35''$  East 36.49 feet*, continuing through said 26.637 acre tract and at 32.05 feet crossing the northeast line of V.M.S. 4125 and the southwest line of V.M.S. 5198, thereafter entering said 93.539 acre tract, to an iron pin set;

Thence continuing through said 93.539 acre tract along the following courses:

*North  $72^{\circ}36'37''$  East 100.28 feet* to an iron pin set;

*North  $86^{\circ}18'57''$  East 142.71 feet* to an iron pin set:

*North  $65^{\circ}48'16''$  East 189.04 feet* to an iron pin set;

*North  $13^{\circ}01'28''$  East 126.11 feet* to an iron pin set;

*North  $31^{\circ}02'19''$  East 293.64 feet* to an iron pin set;

*North  $77^{\circ}13'18''$  East 279.87 feet* to an iron pin set;

*South  $48^{\circ}51'08''$  East 502.42 feet* to an iron pin set;

*South  $55^{\circ}20'49''$  West 384.95 feet* to an iron pin set;

*South  $37^{\circ}15'09''$  East 768.09 feet* to an iron pin set;

Thence *South  $57^{\circ}18'03''$  West 119.54*, continuing through said 93.539 acre tract, to an iron pin set in the north line of Grafriar Farms, LLC's 7.1486 acre tract described in O.R. 256, Pg. 1492 (Parcel No. 24-00446.001);

Thence *North 37°13'18" West 398.41 feet*, following a northeast line of said 7.1486 acre tract and a southwest line of said 93.539 acre tract, to an iron pin set;

Thence *South 55°04'25" West 257.08 feet*, following a northwest line of said 7.1486 acre tract and a southeast line of said 93.539 acre tract, to a 5/8 inch iron pin found with cap marked "Barker S-5539";

Thence *South 81°02'10" West 91.10 feet*, following a north line of said 7.1486 acre tract and a south line of said 93.539 acre tract, to a 5/8 inch iron pin found with cap marked "Barker S-5539";

Thence *North 38°27'35" West 184.85 feet*, following a northeast line of said 7.1486 acre tract and a southwest line of said 93.539 acre tract, to a 5/8 inch iron pin found with cap marked "Barker S-5539";

Thence *South 50°55'35" West 288.42 feet*, following a northwest line of said 7.1486 acre tract and a southeast line of said 93.539 acre tract, passing at 268.42 feet an iron pin set, to a magnetic nail found on the centerline of Arbuckle Road;

Thence *North 36°58'24" West 411.70 feet*, following the centerline of Arbuckle Road, a southwest line of said 93.539 acre tract, the southwest line of V.M.S. 5198, and the northeast line of V.M.S. 4125, to a 3/4 inch iron pipe found at a northeast corner of said 26.637 acre tract;

Thence *South 83°05'22" West 252.76 feet*, entering V.M.S. 4125, following the centerline of said Road and a south line of said 26.637 acre tract, to the *place of beginning, containing 19.012 acres*, more or less, and being subject to all valid easements and restrictions of record.

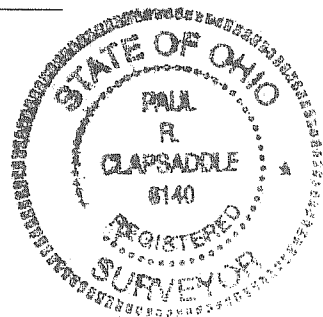
Of the above described 19.012 acre tract, 0.940 acre is in V.M.S. 4125 and is part of said 26.637 acre tract and 18.072 acres are in V.M.S. 5198 and are part of said 93.539 acre tract.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of May 2021. Bearings indicated herein are based on State Plane Coordinates, South Zone, NAD 83, and field GPS observations. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST:



Paul R. Clapsaddle, R.S. 6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599



***SURVEY FOR GRAFRIAR FARMS, LLC***

***5.988 Acres***

***May 17, 2021***

The following described 5.988 acre tract is situated in the State of Ohio, County of Madison, Township of Somerford, and V.M.S. 5198, being part of Grafriar Farms, LLC's 7.1486 acre tract described in O.R. 256, Pg. 1492 (Parcel No. 24-00446.001), and said 5.988 acre tract being more particularly described as follows:

Beginning for reference at a 1 inch iron pipe found at an angle point in the centerline of Arbuckle Road (40 feet wide), said pipe being in the east line of V.M.S. 12916 and in the west line of V.M.S. 4125;

Thence North 83°05'22" East 843.48 feet, following the centerline of Arbuckle Road and entering V.M.S. 4125, passing at 590.72 feet a magnetic nail set, to a ¾ inch iron pipe found in the southwest line of Grafriar Farms, LLC's 93.539 acre tract described in O.R. 173, Pg. 2557 (Parcel No. 24-00446.000), in the southwest line of V.M.S. 5198, and in the northeast line of V.M.S. 4125;

Thence South 36°58'24" East 411.70 feet, following the centerline of Arbuckle Road, the southwest line of said 93.539 acre tract and V.M.S. 5198, and the northeast line of V.M.S. 4125, to a magnetic nail found at the westerly corner of said 7.1486 acre tract, said nail marking the *place of beginning*;

Thence *North 50°55'35" East 288.42 feet*, departing from the centerline of said Road and entering said V.M.S. 5198, following a northwest line of said 7.1486 acre tract and a southeast line of said 93.539 acre tract, passing at 20.00 feet an iron pin set, to a 5/8 inch iron pin found with cap marked "Barker S-5539";

Thence *South 38°27'35" East 184.85 feet*, following a northeast line of said 7.1486 acre tract and a southwest line of said 93.539 acre tract, to a 5/8 inch iron pin found with cap marked "Barker S-5539";

Thence *North 81°02'10" East 91.10 feet*, following a north line of said 7.1486 acre tract a south line of said 93.539 acre tract, to a 5/8 inch iron pin found with cap marked "Barker S-5539";

Thence *North 55°04'25" East 257.08 feet*, following a northwest line of said 7.1486 acre tract and a southeast line of said 93.539 acre tract, to a 5/8 inch iron pin found with cap marked "Barker S-5539";

Thence *South 37°13'18" East 398.41 feet*, following a northeast line of said 7.1486 acre tract and a southwest line of said 93.539 acre tract, to an iron pin set;

Thence *South 57°18'03" West 394.80 feet*, continuing through said 7.1486 acre tract, to an iron pin set;

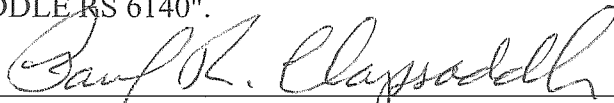
Thence *North 36°35'29" West 204.59 feet*, continuing through said 7.1486 acre tract, to an iron pin set;

Thence *South 53°18'21" West 240.53 feet*, continuing through said 7.1486 acre tract, passing at 268.42 feet an iron pin set, to a magnetic nail set in the centerline of Arbuckle Road, in the southwest line of V.M.S. 5198, and in the northeast line of V.M.S. 4125;

Thence *North 36°51'35" West 389.40 feet*, following the centerline of said Road, the southwest line of said 7.1486 acre tract and V.M.S. 5198, and the northeast line of V.M.S. 4125, to the *place of beginning, containing 5.988 acres*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of May 2021. Bearings indicated herein are based on State Plane Coordinates, South Zone, NAD 83, and field GPS observations. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST:



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