



ms consultants, inc.

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PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON AND DEERCREEK, LOCATED IN VIRGINIA MILITARY SURVEY No. 7829 OF THE VIRGINIA MILITARY DISTRICT, AND BEING PART OF A 23.435 ACRE TRACT AND 140.303 ACRE TRACT AS DESCRIBED IN A DEED TO PAUL W. SCHROCK IN OFFICIAL RECORD 98 PAGE 1739 (ALL RECORDS ON FILE AT THE RECORDER'S OFFICE, MADISON COUNTY, OHIO).

PARCEL 05-00214.000
PAUL W. SCHROCK
O.R. 98 PAGE 1739
140.303 ACRES

PARCEL 08-00902.001
AGNL TRACTOR III (OH-1), LLC
O.R. BOOK 376 PG. 2207
15.0 ACRES

JEFFERSON TOWNSHIP
DEERCREEK TOWNSHIP

OHIO POWER COMPANY
DEED BOOK 192 PAGE 303

	NORTHING	EASTING
P.O.C.	717,420.845	1,726,737.123
P.O.B.	715,395.043	1,724,874.639

LEAD-IN
S 42° 35' 41" W 2,751.86'

AREA: 104,303 SQ.FT./
2.394 ACRES

PARCEL 08-00481.000
PAUL W. SCHROCK
O.R. 98 PAGE 1739
23.435 ACRES

TOTAL AREA:
515,899 SQ.FT./11.843 ACRES

AREA: 441,596 SQ.FT./
9.449 ACRES

PARCEL 05-00356.001
PAUL W. SCHROCK
O.R. 100 PAGE 970
5.85 ACRES

PARCEL 08-00972.000
PAUL W. SCHROCK
O.R. 100 PAGE 970
1.658 ACRES

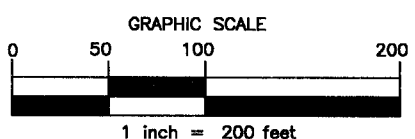
PIPELINE EASEMENT
MADISON ENERGY COOPERATIVE
OR. 316 PG. 989

PIPELINE EASEMENT
MADISON ENERGY COOPERATIVE
OR. 316 PG. 968

S 42° 35' 41" W
127.47'

S 42° 37' 57" W 436.94'
U.S.R. 42 (60' R/W)
PUBLIC RIGHT OF WAY

N 34° 28' 38" E 4,060.97'



LEGEND

- I.P.S. 5/8"x30" REBAR SET w/'MS CONS INC.'
- M.N.S. SURVEY MAG NAIL SET
- Ⓜ STANDARD HIGHWAY MONUMENT FD.
- ⊙ P.F. IRON PIPE FD. ○ I.P.F. IRON PIN FD.
- TOWNSHIP LINE
- P — PROPERTY LINE
- RW — RIGHT OF WAY
- EASEMENT LINE

THIS PLAT OF SURVEY WAS PREPARED BY ms consultants, inc. UNDER THE DIRECTION AND SUPERVISION OF CHAD S. SNOW, REGISTERED PROFESSIONAL SURVEYOR NO. 8559 AND IS BASED ON AN ACTUAL FIELD SURVEY MADE IN OCTOBER 2020 AND UPDATED IN NOVEMBER 2021.

ms consultants, inc

CHAD S. SNOW
REGISTERED PROFESSIONAL SURVEYOR NO. 8559

BASIS OF BEARING
'NORTH' FOR THIS PLAT IS BASED ON THE CENTERLINE OF US ROUTE 42 BETWEEN FOUND MONUMENT WITH THE INTERSECTION OF STATE ROUTE 29 AND THE EASTERLY CORNER OF SAID 23.44 ACRE TRACT AS BEING SOUTH 42° 35' 41" WEST AS ESTABLISHED FROM A VRS/GNSS SURVEY PERFORMED BY ms consultants, inc. ON OCTOBER 1, 2020 AND IS TIED TO THE OHIO STATE PLANE COORDINATE, SOUTH ZONE AND REFERENCED TO THE NAD 83(2011).

09/09/22

EXHIBIT 'A'

Situated in the State of Ohio, County of Madison, Township of Jefferson and Deercreek, located in Virginia Military Survey Number 7829 of the Virginia Military District and being part of a 23.435 acre tract and 140.303 acre tract as described in a deed to Paul W. Schrock in Official Record 98 page 1739 (All records are on file at the Recorder's Office, Madison County, Ohio) and being more fully described as follows:

Commencing at a standard highway monument box found at intersection of the centerline of U.S. Route 42 and the centerline of State Route 29;

Thence South $42^{\circ} 35' 41''$ West, following the centerline of U.S. Route 42, for a distance of 2,751.86 feet to a Survey Mag Nail Set on the southeasterly line of said 23.435 acre tract and being the **True Place Of Beginning** of the parcel herein described;

Thence South $42^{\circ} 35' 41''$ West, continuing along the centerline of U.S. Route 42 and the southeasterly line of said 23.435 acre tract, for a distance of 127.47 feet to a Survey Mag Nail set;

Thence South $42^{\circ} 37' 57''$ West, continuing the line thereof, for a distance of 436.94 feet to a Survey Mag Nail set;

Thence passing through said 23.435 acre tract and 140.303 acre tract for the following three (3) courses and distance;

1. Thence North $47^{\circ} 23' 57''$ West, passing an iron pin set at 30.00 feet, for a total distance of 908.57 feet to an iron pin set;
2. Thence North $42^{\circ} 37' 31''$ East, for a distance of 571.19 feet to an iron pin set;
3. Thence South $46^{\circ} 58' 15''$ East, passing an iron pin set at 878.58 feet, for a total distance of 908.58 feet to the **True Place of Beginning**, and containing 515,899 square feet or 11.843 acres of land, more or less, of which 0.389 acres is within the Present Road Occupied of U.S. Route 42.

Acreage Breakdown

Jefferson Township/Auditor Parcel No. 08-00481.000: 441,596 square feet/9.449 acres of land with 0.389 acres of Present Road Occupied.

Deercreek Township/Auditor Parcel No. 05-00214.000: 104,303 square feet/2.394 acres of land with 0.000 acres of Present Road Occupied.

'North' for this description is based on the centerline of U.S. Route 42 between found monument at the intersection of State Route 29 and the easterly corner of said 23.44 acre tract as being South 42° 35' 41" West as established from a VRS/GNSS survey performed by ms consultants, inc. on October 1, 2020 and is tied to the Ohio State Plane Coordinate, South Zone and referenced to the North American Datum of 1983 (2011).

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559, and is based upon a survey performed by ms consultants, inc. in October, 2020 and updated in November 2021.

 09/07/22



STATE OF OHIO
CHAD STEWART
SNOW
8559
REGISTERED
PROFESSIONAL SURVEYOR

Parcel Closure Report: Sheetz

S 42° 35' 41" W Dist.: 127.470

S 42° 37' 57" W Dist.: 436.940

N 47° 23' 57" W Dist.: 908.570

N 42° 37' 31" E Dist.: 571.190

S 46° 58' 15" E Dist.: 908.580

Error North: -0.009 Error East: -0.008

Error Direction: N 40° 42' 50" E Total Distance Error: 0.012

Error of Closure: 1/239772.559

Perimeter: 2952.750

Area: sq. Feet: 515898.905 Acres: 11.843

 09/07/22

