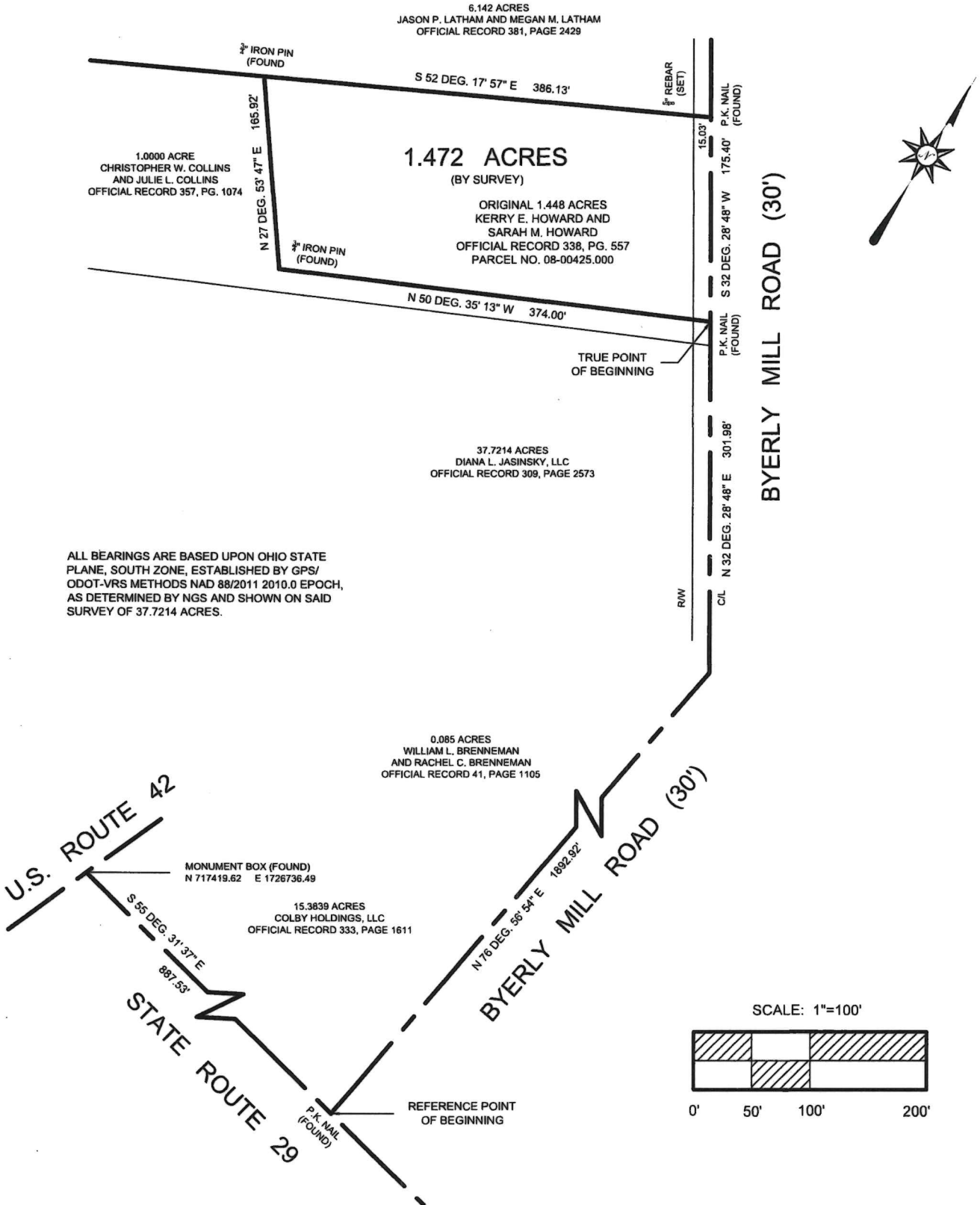


# BOUNDARY SURVEY

0971-22

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON, AND BEING A PART OF VIRGINIA MILITARY SURVEY NOS. 9435 AND 9436 AND BEING ALL OF THAT ORIGINAL 1.448 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO KERRY E. HOWARD AND SARAH M. HOWARD, OF RECORD IN OFFICIAL RECORD 338, PAGE 557.

BOUNDARY SURVEY OF A 1.472 ACRE TRACT OF LAND KNOWN AS 1848 BYERLY MILL ROAD. PARCEL NUMBER 08-00425.000



**COMPASS**  
SURVEYING SOLUTIONS

We hereby certify that the foregoing BOUNDARY SURVEY was prepared in accordance with Chapter 4733-37, Ohio Administrative Code. All iron pins denoted as "set" are, unless noted, 5/8" (I.D.) x 30" iron pipe plugged with a red plastic cap stamped "COMPASS S7272" and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others.

11/02/2022

By

G. Dean Erlenbach  
Ohio Registered Surveyor No. 7272



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November 2, 2022

DESCRIPTION OF A 1.472 ACRE TRACT OF LAND ON THE WEST SIDE OF BYERLY MILL ROAD AND EAST OF STATE ROUTE 29, TOWNSHIP OF JEFFERSON, STATE OF OHIO

BEING ALL OF MADISON COUNTY PARCEL NO. 08-00425.000

Situated in the State of Ohio, County of Madison, Township of Jefferson, and being a part of Virginia Military Survey Nos. 9435 and 9436, and being all of that 1.448 acre tract of land as described in a deed to Kerry E. Howard and Sarah M. Howard, of record in Official Record 338, Page 557 (all references to official records in this description refer to the records of the Recorder's Office, Madison County, Ohio), said 1.472 acre tract of land more particularly described as follows:

Beginning, for reference, at a P.K. Nail (found) in the intersection of the centerline of State Route 29 (60 feet in width) with the centerline of Byerly Mill Road (30 feet in width), said P.K. Nail also being the southwesterly corner of that 15.3839 acre tract of land as described in a deed to Colby Holdings, LLC, of record in Official Record 333, Page 1611;

Thence N 76 deg. 56' 54" E, with the centerline of said Byerly Mill Road, the southerly line of said 15.3839 tract, the southerly line of that 0.85 acre tract of land as described in a deed to William L. Brenneman and Rachel C. Brenneman, of record in Official Record 41, Page 1105, the southerly line of that 37.7214 acre tract of land as described in a deed to Diana L. Jasinsky, LLC, of record in Official Record 309, Page 2573, a total distance of 1892.92 feet to an angle point in the centerline of said Byerly Mill Road;

Thence N 32 deg. 28' 48" E, with the centerline of said Byerly Mill Road, the easterly line of said 37.7214 acre tract, an easterly line of that 1.0000 acre tract of land as described in a deed to Christopher W. Collins and Julie L. Collins, of record in Official Record 357, Page 1074, a total distance of 301.98 feet to a P.K. Nail (found) a northeast corner of said 1.0000 acre tract, the southeasterly corner of said original 1.448 acre tract, said P.K. Nail being the true point of beginning for the tract herein described:

Thence from said true point of beginning, N 50 deg. 35' 13" W, with a northerly line of said 1.0000 acre tract, the southerly line of said original 1.448 acre tract, a distance of 374.00 feet to a 3/4" iron pin (found) at a corner of said 1.0000 acre tract, the southwesterly corner of said original 1.448 acre tract;

Thence N 27 deg. 53' 47" E, with an easterly line of said 1.0000 acre tract, the westerly line of said original 1.448 acre tract, a distance of 165.92 feet to a 3/4" iron pin (found) at a northeasterly corner of said 1.0000 acre tract, the northwesterly corner of said original 1.448 acre tract and being in the southerly line of that 6.142 acre tract of land as described in a deed to Jason P. Latham and Megan M. Latham, of record in Official Record 381, Page 2429;


Thence S 52 deg. 17' 57" E, with the northerly line of said original 1.448 acre tract, the southerly line of said 6.142 acre tract, a distance of 386.13 feet to a P.K. Nail (found) in the centerline of said Byerly Mill Road, the northeasterly corner of said original 1.448 acre tract, the southeasterly corner of said 6.142 acre tract, and passing a 5/8" rebar (set) at a distance of 371.10 feet;

Thence S 32 deg. 28' 48" W, with the centerline of said Byerly Mill Road, the easterly line of said original 1.448 acre tract, a distance of 175.40 feet to the true point of beginning and containing 1.472 acres of land, more or less.

Subject to all rights-of-way, easements or restrictions, if any, of previous record.

All bearings are based upon Ohio State Plane, South Zone, established by GPS/ODOT-VRS methods NAD 88/2011 2010.0 epoch, as determined by NGS and shown on said survey of 37.7214 acres.

The foregoing description was prepared from existing deed and survey information and an actual field survey of the premises in October of 2022 by COMPASS SURVEYING SOLUTIONS.

By  11/02/2022

G. Dean Erlenbach  
Ohio Registered Surveyor No. 7272

