

JAN S. MAKI, TRUSTEE OF
THE JAN S. MAKI LIVING TRUST
DATED APRIL 25, 2002
OR 294 PG 1345
74.275 ACRES
PID 07-00294.002

POINT OF BEGINNING
5.169 ACRES
N: 681,402.01
E: 1,738,721.72

S71°05'21"E
40.05'

POINT OF COMMENCING
0.783 ACRES

MCGUIRE ROAD (CR 64)
40' PUBLIC
RIGHT OF WAY

3/4" REBAR FOUND
ATWELL

N21°47'57"E 739.42'
S21°47'57"W 770.01'

VMS LOT 9717
VMS LOT 9286

S21°47'39"W 1036.20'

JAMES R. HUME
OR 294 PG 1349
119.625 ACRES
PID 07-00294.000

DONALD WAYNE FRANCIS (1/4 INT.)
OR 108 PG 1671
GARY SHIPLEY (1/2 INT.)
WAYNE FRANCIS (1/4 INT.)
DB 283 PG 759
MCGUIRE ROAD
100.00 ACRES (DEED)
100.006 ACRES (SURVEYED)
94.837 ACRES (REMAINING AFTER SPLIT)
PID 07-00102.000

DONALD WAYNE FRANCIS (1/4 INT.)
OR 108 PG 1671
GARY SHIPLEY (1/2 INT.)
WAYNE FRANCIS (1/4 INT.)
DB 283 PG 761
7055 MCGUIRE ROAD
129.142 ACRES (DEED)
129.257 ACRES (SURVEYED)
128.474 ACRES (REMAINING AFTER SPLIT)
PID 07-00383.000

N45°57'59"E 1.25'
N2°03'10"E 254.05'

0.783 ACRES

N44°08'21"W 368.29'
S44°08'21"E 368.29'
N87°56'50"W 197.35'

N87°56'50"W 266.65'
TRUE POINT OF BEGINNING
0.783 ACRES
N: 679,355.63
E: 1,737,582.19

N44°08'21"W 241.64'

S87°56'50"E 267.96'

5.169 ACRES

S45°57'59"W 1549.62'
S45°57'59"W 1318.32'

LEGEND

- RAILROAD SPIKE FOUND
- 5/8" IRON PIN SET WITH ID CAP
- MAG NAIL SET



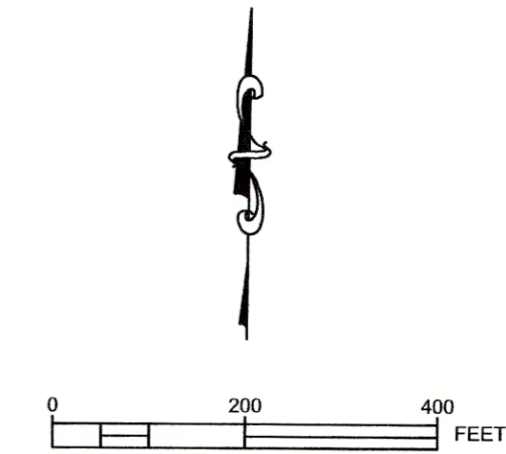
CERTIFICATION:

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON JULY 24, 2020.

WOOLPERT, INC.

[Signature]
GARY S. SWIERZ
OHIO REGISTERED SURVEYOR NO. 7776

10MAR22
DATE



SURVEY DATA:

HORIZONTAL DATUM - DERIVED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

REVISION

No. DATE

PROJECT No:
81146

DATE 03/10/2022

SCALE 1" = 200'

DES. TMC

DR. TMC

CKD. GSS

4454 Idea Center Blvd
Dayton, OH
45430

937.461.5660
FAX: 937.461.0743



**LOT SPLIT
FRANCIS-SHIPLEY PROPERTY**

7055 MCGUIRE ROAD
V.M.S. 6286 & 9717
FAIRFIELD TOWNSHIP, MADISON COUNTY, OHIO

SHEET NO.

1 OF 1

LEGAL DESCRIPTION
5.169 ACRES
MADISON COUNTY, OHIO
MARCH 10, 2022

Situate in Virginia Military Survey Lot No. 6286 and 9717, in the Township of Fairfield, County of Madison, State of Ohio, and being part of a 100.00 acre tract of land as conveyed to Donald Wayne Francis by deed recorded in Official Record Volume 108, page 1671 and Gary Shipley and Wayne Francis by deed recorded in Deed Book 283, page 759 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Madison County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

BEGINNING at a railroad spike found at an angle point on the west line of said 100.00 acre tract of land and at the southeast corner of a 74.275 acre tract of land as conveyed to Jan S. Maki, Trustee of the Jan S. Maki Living Trust dated April 25, 2002 by deed recorded in Official Record 294, page 1345 and the northeast corner of a 119.625 acre tract of land as conveyed to James R. Hume by deed recorded in Official Record 294, page 1349 and on the centerline of McGuire Road (County Road 64 – 40' public right of way);

thence across said 100.00 acre tract and along the centerline of said McGuire Road, South seventy-one degrees five minutes twenty-one seconds East ($S71^{\circ}05'21''E$), for forty and 5/100 feet (40.05') to a MAG nail set;

thence continuing across said 100.00 acre tract for the following five (5) courses:

1. South twenty-one degrees forty-seven minutes fifty-seven seconds West ($S21^{\circ}47'57''W$), for seven hundred seventy and 1/100 feet (770.01') to an iron pin set;
2. South forty-five degrees fifty-seven minutes fifty-nine seconds West ($S45^{\circ}57'59''W$), for one thousand three hundred eighteen and 32/100 feet (1,318.32') to an iron pin set;
3. South eighty-seven degrees fifty-six minutes fifty seconds East ($S87^{\circ}56'50''E$), for two hundred sixty-seven and 96/100 feet (267.96') to an iron pin set;
4. South two degrees three minutes ten seconds West ($S02^{\circ}03'10''W$), for four hundred and 00/100 feet (400.00') to an iron pin set;
5. North eighty-seven degrees fifty-six minutes fifty seconds West ($N87^{\circ}56'50''W$), for one hundred ninety-seven and 35/100 feet (197.35') to an iron pin set on the southwest line of said 100.00 acre tract and a northeast line of a 129.142 acre tract of land as conveyed to Donald Wayne Francis by deed recorded in Official Record Volume 108, page 1671 and Gary Shipley and Wayne Francis by deed recorded in Deed Book 283, page 761;

thence along said lines, North forty-four degrees eight minutes twenty-one seconds West ($N44^{\circ}08'21''W$), for three hundred sixty-eight and 29/100 feet (368.29') to an iron pin set on the northwest line of said 100.00 acre tract and the southeast line of said 119.625 acre tract;

thence along said lines, North forty-five degrees fifty-seven minutes fifty-nine seconds East ($N45^{\circ}57'59''E$), for one thousand five hundred forty-nine and 62/100 feet (1,549.62') to an iron pin set;

thence continuing along said lines, North twenty-one degrees forty-seven minutes fifty-seven seconds East ($N21^{\circ}47'57''E$), passing a 3/4" rebar found with cap stamped "Atwell" at 725.96', for a total distance of seven hundred fifty-nine and 42/100 feet (759.42') to the POINT OF BEGINNING, containing 5.169 acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT INC", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from said coordinate system by GPS observations and observations of selected

stations in the National Geodetic Survey Continuously Operating Reference Station (NGS CORS) Network.

This description was prepared under the direction of Gary S. Swierz, Ohio Registered Surveyor No. 7776, of Woolpert Inc., based upon a field survey performed during July, 2020.





Gary S. Swierz
Ohio Registered Surveyor No. 7776

10 MAR 22
Date

LEGAL DESCRIPTION
0.783 ACRES
MADISON COUNTY, OHIO
MARCH 10, 2022

Situate in Virginia Military Survey Lot No. 6286, in the Township of Fairfield, County of Madison, State of Ohio, and being part of a 129.142 acre tract of land as conveyed to Donald Wayne Francis by deed recorded in Official Record Volume 108, page 1671 and Gary Shipley and Wayne Francis by deed recorded in Deed Book 283, page 761 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Madison County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at a railroad spike found at the northwest corner of said 129.142 acre tract and on the east line of a 100.00 acre tract of land as conveyed to Donald Wayne Francis by deed recorded in Official Record Volume 108, page 1671 and Gary Shipley and Wayne Francis by deed recorded in Deed Book 283, page 759 and on the centerline of McGuire Road (County Road 64 – 40' public right of way);

thence along the northwest line of said 129.142 acre tract and the southeast line of said 100.00 acre tract, South twenty-one degrees forty-seven minutes thirty-nine seconds West (S21°47'39"W), for one thousand thirty-six and 20/100 feet (1,036.20') to an angle point in said lines;

thence continuing along said lines, South forty-five degrees fifty-seven minutes fifty-nine seconds West (S45°57'59"W), for one thousand five hundred forty-nine and 62/100 feet (1,549.62') to a corner of said parcels;

thence along a northeast line of said 129.142 acre tract and the southwest line of said 100.00 acre tract, North forty-four degrees eight minutes twenty-one seconds West (N44°08'21"W), for two hundred forty-one and 64/100 feet (241.64') to an iron pin set at the TRUE POINT OF BEGINNING of the herein described parcel;

thence leaving said lines and across said 129.142 acre tract, North eighty-seven degrees fifty-six minutes fifty seconds West (N87°56'50"W), for two hundred sixty-six and 65/100 feet (266.65') to an iron pin set;

thence continuing across said 129.142 acre tract, North two degrees three minutes ten seconds East (N02°03'10"E), for two hundred fifty-four and 5/100 feet (254.05') to an iron pin set on the west line of said 129.142 acre tract and the east line of a 119.625 acre tract of land as conveyed to James R. Hume by deed recorded in Official Record 294, page 1349;

thence along said lines, North forty-five degrees fifty-seven minutes fifty-nine seconds East (N45°57'59"E), for one and 25/100 feet (1.25') to an iron pin set at a northeast corner of said 129.142 acre tract and the southeast corner of said 100.00 acre tract;

thence along a northeast line of said 129.142 acre tract and the southwest line of said 100.00 acre tract, South forty-four degrees eight minutes twenty-one seconds East (S44°08'21"E), for three hundred sixty-eight and 29/100 feet (368.29') to the TRUE POINT OF BEGINNING, containing 0.783 acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT INC", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from said coordinate system by GPS observations and observations of selected stations in the National Geodetic Survey Continuously Operating Reference Station (NGS CORS) Network.

This description was prepared under the direction of Gary S. Swierz, Ohio Registered Surveyor No. 7776, of Woolpert Inc., based upon a field survey performed during July, 2020.





Gary S. Swierz
Ohio Registered Surveyor No. 7776

10 MAR 22
Date