

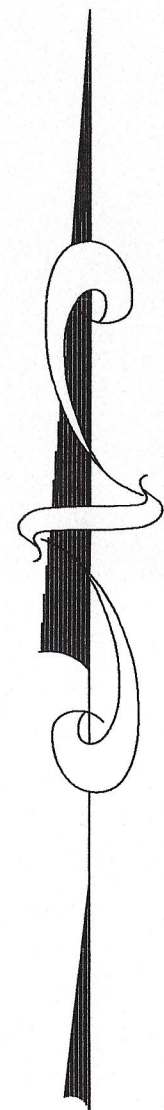
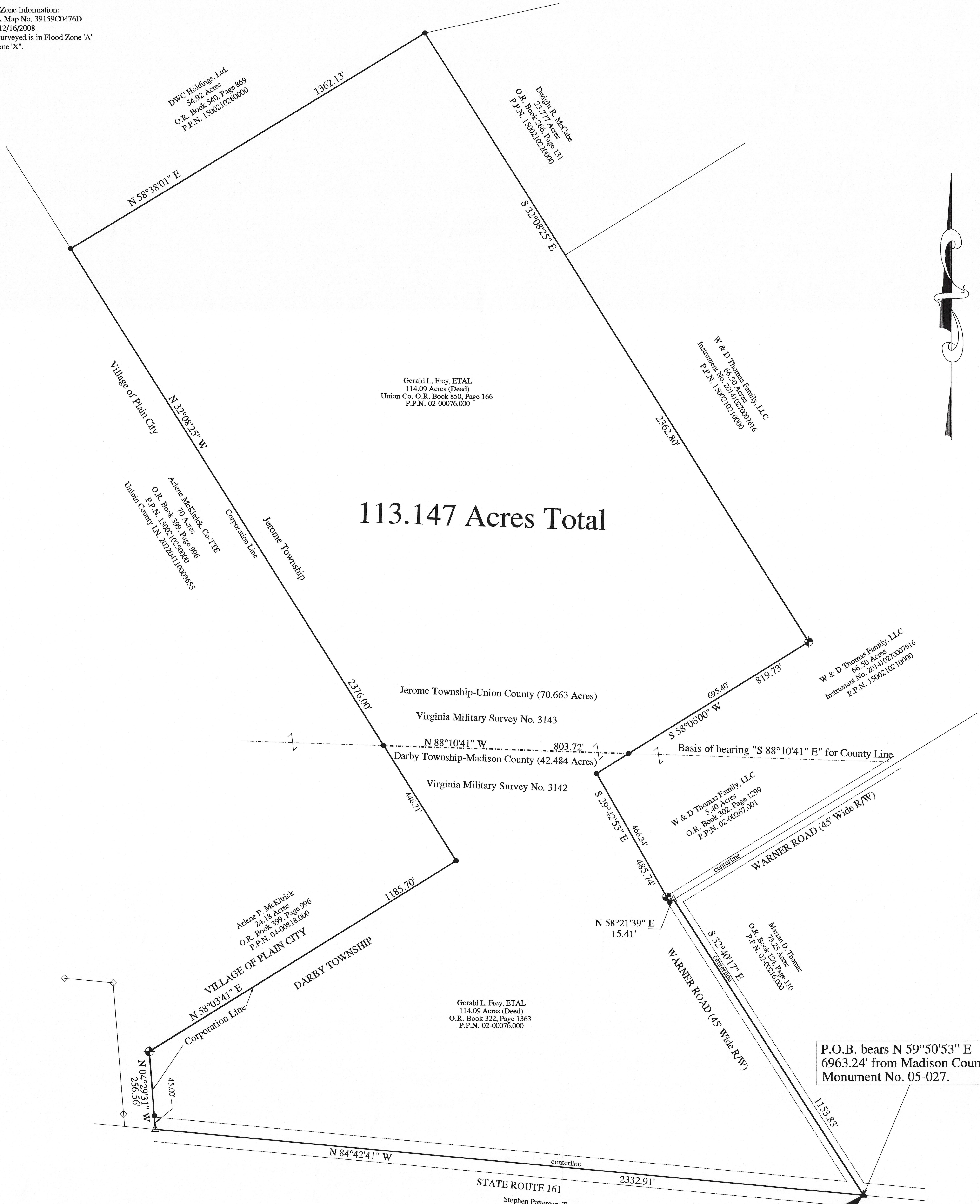
# Plat of Survey

## State of Ohio, County of Union, Township of Jerome & County of Madison Township of Darby, part Virginia Military Survey Number 3743.


Being a Re-Survey of 2 parcels conveyed to Gerald Frey, ETAL, as recorded in O.R. Book 322, Page 1363, in the Madison County Deed Records, being 42.29 Acres in Madison County (P.P.N. 02-00076.000), and 71.80 Acres in Union County (P.P.N. 15-0021024.0000).

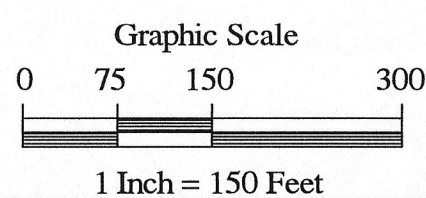
The bearings of this Plat are based on the line between Union and Madison Counties as being S 88°10'41" E, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates North Zone, 2011(NAD83).

Flood Zone Information:  
FEMA Map No. 39159C0476D  
Date: 12/16/2008  
Area surveyed is in Flood Zone 'A' and Zone 'X'.



I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated 7/26/21  
  
 Scott A. England, P.S.  
 Ohio Registered Surveyor #7452



Stephen Patterson, Trustee  
 59.71 Acres  
 O.R. Book 320, Page 1542  
 P.P.N. 02-00219.000

PREPARED BY:  
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P.O.B.: Centerline Intersection  
 Northing: 767307.81  
 Easting: 1763226.36  
 Ohio South Zone 2011(NAD83)  
 State Plane Coordinates

P.O.B. bears N 59°50'53" E  
 6963.24' from Madison County  
 Monument No. 05-027.

### LEGEND

- ◊ - 5/8" o.d. Iron Pin Found
- ⊕ - 1" o.d. Iron Pipe Found
- ▲ - Railroad Spike Found
- △ - Mag Nail Set
- ◆ - 5/8" o.d. Iron Pin Found capped "Friday".
- - Iron Pin Set
- - 5/8" Rebar 30" long w/ Red Cap Labeled S.A. England #7452
- ⊕ - Concrete Post Found



## S.A. ENGLAND SURVEYING

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### Legal Description 113.147 Acres

Situated in the Township of Darby and County of Madison & Township of Jerome and County of Union, part of Virginia Military Survey No. 3743, and being more particularly described as follows;

Being a Survey of a parcel conveyed to Gerald L. Frey, ETAL, as recorded in O.R. Book 322, Page 1363, in the Madison County Deed Records, also being Madison County Auditor's P.P.N. 02-00076.000, and recorded in O.R. Book 850, Page 166, in the Union County Deed Records, also being Union County Auditor's .P.P.N. 15-0021024.0000, and further described as follows;

Commencing at a mag nail set marking the intersection of the centerlines of State Route 161 and Warner Road, and being the **PRINCIPLE PLACE OF BEGINNING** of the 113.147 Acre parcel herein to be described: said nail bears N 59°50'53" E 6963.24 feet from found Madison County Monument No. 05-027.

Thence, N 84°42'41" W 2332.91 feet with the centerline of State Route 161, to a railroad spike found on the East Corporation Line of the Village of Plain City and a 24.18 acre parcel conveyed to Arlene P. McKittrick, as recorded in O.R. Book 399, Page 996 and Union County I.N. 202204110003655.

Thence leaving State Route 161 with the Corporation Line of the Village of Plain City, the same being the boundary of said parcel conveyed to McKittrick and extending along the boundary of a 70 Acre parcel conveyed to McKittrick, with the following three (3) courses and distances:

- 1) N 04°29'31" W 256.56 feet to a concrete post found, and passing over an iron pin set at 45.00 feet;
- 2) N 58°03'41" E 1185.70 feet to an iron pin set;
- 3) N 32°08'25" W 2376.00 feet to an iron pin set on the South line of a 54.92 Acre parcel conveyed to DWC Holdings, Ltd., as recorded in O.R. Book 540, Page 869, and passing over an iron pin set on the North line of Madison County, the same being the South line of Union County at 446.71 feet;

Thence, N 58°38'01" E 1362.13 feet leaving said Corporation Line with the South line of said parcel conveyed to DWC Holdings, Ltd., to an iron pin set marking the Northwest corner of a 23.777 Acre parcel conveyed to Dwight R. McCabe, as recorded in O.R. Book 266, Page 131;

Thence, S 32°08'25" E 2362.80 feet with the West line of said parcel conveyed to McCabe, and extending along the West line of a 66.50 Acre parcel conveyed to W & D Thomas Family, LLC, as recorded in Instrument No. 201410270007616, to a concrete post found;

Thence, S 58°06'00" W 819.73 feet continuing with the boundary of said parcel conveyed to W & D Thomas Family, LLC and extending along a 5.40 Acre parcel conveyed to W & D Thomas Family, LLC, as recorded in O.R. Book 302, Page 1299 (Madison County Deed Records), to an iron pin set, and passing over an iron pin set on the North line of Madison County, the same being the South line of Union County, at 695.40 feet;

Thence, S 29°42'53" E 485.74 feet with the West line of said 5.40 Acre parcel conveyed to W & D Thomas Family, Ltd., to an iron pin set, and passing over a concrete post found at 466.34 feet;

Thence, N 58°21'39" E 15.41 feet with the South line of said 5.40 Acre parcel conveyed to W & D Thomas Family, to a railroad spike found in the centerline of said Warner Road;

Thence, S 32°40'17" E 1153.83 feet with the centerline of Warner Road, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 113.147 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

**The above described 113.147 Acre parcel contains 42.484 Acres in Darby Township of Madison County and 70.663 Acres in Jerome Township of Union County.**

The bearings of the above description are based on the North line of Madison County, the same being the South line of Union County, as being S 88°10'41" E, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83).

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in May and June of 2022.

Dated 7/6/22

Job No. 3930-22MAUN-Yoder

  
Scott A. England P.S.  
Ohio Registered Surveyor #7452

