

**LEGEND**

- ▲ 5/8" IRON REBAR SET  
30" LONG, YELLOW CAP "BLUE 8382"
- 5/8" IRON PIN FOUND
- MAG NAIL SET

**ACREAGE BREAKDOWN:**

VMS 464	19.914 AC	8.630 AC	5.601 AC
VMS 7883	0.087 AC	1.371 AC	1.583 AC
20.001 ACRES	14.928 AC	5.073 AC	0.000 AC
17.185 ACRES	5.073 AC	4.928 AC	7.184 AC
TOTAL	20.001 AC	10.001 AC	7.184 AC

MATTHEW W. MASON  
ET.AL  
138 ORIGINAL ACRES  
PARCEL 1 TRACT 2  
D.R. 301, PG. 1878

DEREK WARNER  
20.001 ACRES  
D.R. 378, PG. 2296  
P.I.D. 17-00574.005

MICHAEL D. BERES  
SHERRI L. BERES  
20.000 ACRES  
D.R. 357, PG. 1833

10.001 ACRES

20.001 ACRES

BILL J. WARNER  
CHONITA K. WARNER  
20.001 ACRES  
D.R. 378, PG. 2314

CHAD WARNER &  
MINDY YENSEL  
22.000 ACRES  
D.R. 314, PG. 2265

MATTHEW W. MASON ET.AL  
0.49 ACRES  
PARCEL 1 TRACT 1  
D.R. 301, PG. 1878

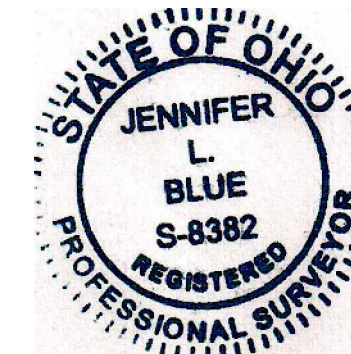
BILL J. WARNER  
CHONITA K. WARNER  
17.185 ACRES  
D.R. 378, PG. 2310  
PID: 17-00574.004

POINT OF BEGINNING  
10.001 ACRES

POINT OF BEGINNING  
20.001 ACRES  
N:636312.02  
E:1748546.70

LINE	BEARING	DISTANCE
L1	N 45°30'57" W	61.57'
L2	N 57°26'23" E	280.26'
L3	N 57°26'23" E	313.60'
L4	N 29°43'37" W	139.90'
L5	N 44°39'37" W	744.90'
L6	N 47°12'37" W	380.40'
L7	N 45°30'57" W	132.11'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	80.46'	3819.24'	1°12'25"	N 29°07'24" W	80.46'
C2	497.77'	1909.80'	14°56'01"	N 37°11'37" W	496.36'
C3	254.96'	5728.63'	2°33'00"	N 45°56'07" W	254.94'
C4	339.97'	11458.32'	1°42'00"	N 46°21'57" W	339.96'



**SITUATE**

Situate in the State of Ohio, County of Madison, Township of Pleasant, lying in Virginia Military Survey Nos. 464 and 7883 and being all of a 20.001 acre tract (PID: 17-00574.005) being conveyed to Derek Warner, by deed of record in Official Record 378, Page 2296 and part of a 17.185 acre tract (PID: 17-00574.004) being conveyed to Bill J. Warner and Chonita K. Warner by deed of record in Official Record 378, Page 2310, all records herein are from the Recorder's Office, Madison County, Ohio.

**SURVEYOR'S CERTIFICATE**

THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN APRIL, 2023.

*JLB*  
Jennifer L. Blue, P.S.  
Registered Surveyor No. 8382

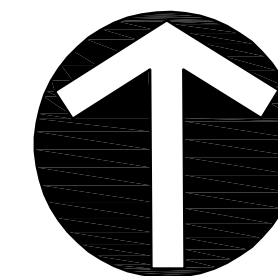
DATE: 6/6/23

**BASIS OF BEARINGS**

The bearings in the above description are based on the bearing of North 45°30'57" West, for the centerline of State Route 56, as observed from GPS observations using the Ohio State Plane Coordinate System South Zone, 1983 adjustment.

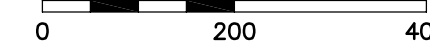
**BOUNDARY SURVEY NOTE**

THIS PLAT CONSTITUTES A BOUNDARY SURVEY AS SET FORTH IN THE MINIMUM STANDARDS FOR BOUNDARY SURVEYING IN THE STATE OF OHIO, ADMINISTRATIVE CODE CHAPTER 4733-37 AND PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF OHIO PURSUANT TO CHAPTER 4733.



NORTH

SCALE IN FEET



14450 St. Rt. 56 W  
Mt. Sterling, OH 43143  
(614)774-8577  
FAX(740)477-9865

**WARNER SPLITS**  
LYING IN  
VIRGINIA MILITARY SURVEY NOS. 464 & 7883  
PLEASANT TOWNSHIP  
MADISON COUNTY, OHIO

DATE: 5/2023	SCALE: 1"=200'	SHEET 1 OF 1
DRWN BY: JB	APPROVED BY:	JOB NUMBER
FIELD BY: JB		WARNER

**BLUE-J SURVEYING, LLC**  
**14450 State Route 56 West**  
**Mount Sterling, Oh 43143**  
**PH. 614-774-8577**

Description of 20.001

Situate in the State of Ohio, County of Madison, Township of Pleasant, lying in Virginia Military Survey Nos. 464 and 7883 and being part of a 20.001 acre tract (PID: 17-00574.005) being conveyed to Derek Warner, by deed of record in Official Record 378, Page 2296 and part of a 17.185 acre tract (PID: 17-00574.004) being conveyed to Bill J. Warner and Chonita K. Warner by deed of record in Official Record 378, Page 2310, all records herein are from the Recorder's Office, Madison County, Ohio, said 20.001 acre tract being more particularly described as follows:

**BEGINNING FOR REFERENCE** at a Mag Nail Set at the centerline intersection of Fitzgerald Outlet (Township Road 157) (30' R/W) with State Route 56 (60' R/W);

Thence the following eight (8) courses and distances along the centerline of said State Route 56:

1. Along a curve to the left, having a delta angle of  $01^{\circ}12'25''$ , an arc length of 80.46 feet, a radius of 3819.24 feet, a chord bearing of North  $29^{\circ}07'24''$  West, and a chord length of 80.46 feet, to a point;
2. North  $29^{\circ}43'37''$  West, a distance of 139.90 feet, to a point;
3. Along a curve to the left, having a delta angle of  $14^{\circ}56'01''$ , an arc length of 497.77 feet, a radius of 1909.80 feet, a chord bearing of North  $37^{\circ}11'37''$  West, and a chord length of 496.36 feet, to a point;
4. North  $44^{\circ}39'37''$  West, a distance of 744.90 feet, to a point;
5. Along a curve to the left a delta angle of  $02^{\circ}33'00''$ , an arc length of 254.96 feet, a radius of 5728.63 feet, a chord bearing of North  $45^{\circ}56'07''$  West, and a chord length of 254.94 feet, to a point;
6. North  $47^{\circ}12'37''$  West, a distance of 380.40 feet, to a point;

7. Along a curve to the right, having a delta angle of  $01^{\circ}42'00''$ , an arc length of 339.97 feet, a radius of 11458.32 feet, a chord bearing of North  $46^{\circ}21'57''$  West, and a chord length of 339.96 feet, to a point;
8. North  $45^{\circ}30'57''$  West, a distance of 193.68 feet, to the POINT OF BEGINNING of said 20.001 acre tract;

Thence North  $45^{\circ}30'57''$  West, a distance of 61.57 feet, continuing along the centerline of said State Route 56, to a point;

Thence North  $57^{\circ}26'23''$  East, a distance of 280.26 feet, passing an iron pin found at a distance of 35.50 feet, along the line common to said 20.001 acre tract and said 17.185 acre tract, to an iron rebar set;

Thence the following four (4) courses and distances over and across said 17.185 acre tract and said 20.001 acre tract:

1. North  $33^{\circ}30'50''$  West, a distance of 218.42 feet, to an iron rebar set;
2. North  $61^{\circ}48'00''$  East, a distance of 668.21 feet, to an iron rebar set;
3. North  $72^{\circ}57'23''$  East, a distance of 1036.72 feet, to an iron rebar set;
4. North  $19^{\circ}03'27''$  West, a distance of 266.81 feet, to an iron rebar set in the line common to said 20.001 acre tract and a 138 original acre tract (Parcel 1, Tract 2) being conveyed to Matthew W. Mason, Et.al, by deed of record in Official Record 301, Page 1878;

Thence North  $72^{\circ}57'23''$  East, a distance of 1651.82 feet, to an iron rebar found at the common corner of said 20.001 acre tract, a 20.000 acre tract being conveyed to Michael D. Beres and Sherri L. Beres, by deed of record in Official Record 357, Page 1833 and in the south line of said 138 original tract;

Thence South  $08^{\circ}34'58''$  East, a distance of 325.01 feet, along the line common to said 20.001 and said 20.000 acre tract, to an iron rebar found at the common corner of said 20.001 acre tract and a 20.001 acre tract being conveyed to Bill J. Warner and Chonita K. Warner, by deed of record in Official Record 378, Page 2314;

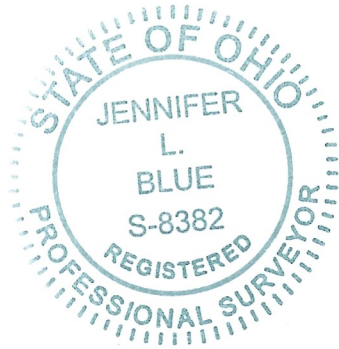
Thence the following four (4) courses and distances along the lines common to said 20.001 acre tract and said 20.001 acre tract:

1. South  $72^{\circ}57'23''$  West, a distance of 2355.90 feet, to an iron rebar found;
2. South  $19^{\circ}55'06''$  East, a distance of 288.21 feet, passing an iron rebar found at a distance of 283.21 feet, to a point;
3. South  $70^{\circ}04'54''$  West, a distance of 823.12 feet, passing an iron rebar found at a distance of 816.12 feet, to a point;
4. South  $57^{\circ}26'23''$  West, a distance of 313.60 feet, passing an iron rebar found at a distance of 283.10 feet, to the POINT OF BEGINNING, containing 20.001 acres of land more or less. Being subject to all easements, rights-of-way and restrictions of record. Of which being 14.928 acres out of said 20.001 acre tract and 5.073 acres out of said 17.185 acre tract. Also being 19.914 acres within V.M.S. 464 and 0.087 acres within V.M.S. 7883.

The bearings in the above description are based on the bearing of North 45°30'57" West, for the centerline of State Route 56 as by being observed the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382"

The description is based on an actual field survey as performed by Blue-J Surveying LLC in April, 2023 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.



**BLUE-J SURVEYING, LLC**

*JLB* 6-6-23  
Jennifer L. Blue, P.S. 8382 Date

**BLUE-J SURVEYING, LLC**  
**14450 State Route 56 West**  
**Mount Sterling, Oh 43143**  
**PH. 614-774-8577**

Description of 10.001 Acre

Situate in the State of Ohio, County of Madison, Township of Pleasant, lying in Virginia Military Survey Nos. 464 and 7883 and being part of a 20.001 acre tract (PID: 17-00574.005) being conveyed to Derek Warner, by deed of record in Official Record 378, Page 2296 and part of a 17.185 acre tract (PID: 17-00574.004) being conveyed to Bill J. Warner and Chonita K. Warner by deed of record in Official Record 378, Page 2310, all records herein are from the Recorder's Office, Madison County, Ohio, said 10.001 acre tract being more particularly described as follows:

BEGINNING FOR REFERENCE at a Mag Nail set the centerline intersection of Fitzgerald Outlet (Township Road 157) (30' R/W) with State Route 56 (60' R/W);

Thence the following eight (8) courses and distances along the centerline of said State Route 56:

1. Along a curve to the left, having a delta angle of  $01^{\circ}12'25''$ , an arc length of 80.46 feet, a radius of 3819.24 feet, a chord bearing of North  $29^{\circ}07'24''$  West, and a chord length of 80.46 feet, to a point;
2. North  $29^{\circ}43'37''$  West, a distance of 139.90 feet, to a point;
3. Along a curve to the left, having a delta angle of  $14^{\circ}56'01''$ , an arc length of 497.77 feet, a radius of 1909.80 feet, a chord bearing of North  $37^{\circ}11'37''$  West, and a chord length of 496.36 feet, to a point;
4. North  $44^{\circ}39'37''$  West, a distance of 744.90 feet, to a point;
5. Along a curve to the left a delta angle of  $02^{\circ}33'00''$ , an arc length of 254.96 feet, a radius of 5728.63 feet, a chord bearing of North  $45^{\circ}56'07''$  West, and a chord length of 254.94 feet, to a point;
6. North  $47^{\circ}12'37''$  West, a distance of 380.40 feet, to a point;

7. Along a curve to the right, having a delta angle of  $01^{\circ}42'00''$ , an arc length of 339.97 feet, a radius of 11458.32 feet, a chord bearing of North  $46^{\circ}21'57''$  West, and a chord length of 339.96 feet, to a point;
8. North  $45^{\circ}30'57''$  West, a distance of 255.25 feet, to the POINT OF BEGINNING of said 10.001 acre tract;

Thence North  $45^{\circ}30'57''$  West, a distance of 575.00 feet, continuing along the centerline of said State Route 56 to a point;

Thence the following three (3) courses and distances over and across said 17.185 acre tract:

1. North  $49^{\circ}13'01''$  East, a distance of 75.00 feet, passing an iron rebar set at a distance of 35.50 feet, to an iron rebar set;
2. South  $45^{\circ}30'57''$  East, a distance of 263.26 feet, to an iron rebar set;
3. North  $59^{\circ}26'33''$  East, a distance of 1177.78 feet, to an iron rebar set in a westerly line of said 20.001 acre tract;

Thence North  $19^{\circ}55'57''$  West, a distance of 101.05 feet, along the line common to said 17.185 acre tract and said 20.001 acre tract, to an iron pin found in the line common to said 20.001 acre tract and a 138 original acre tract (Parcel 1, Tract 2) being conveyed to Matthew W. Mason Et.al, by deed of record in Official Record 301, Page 1878;

Thence North  $72^{\circ}57'23''$  East, a distance of 830.93 feet, along the line common to said 20.001 acre tract and said 138 acre tract, to an iron rebar set;

Thence the following four (4) courses and distances over and across said 20.001 acre tract and said 17.185 acre tract:

1. South  $19^{\circ}03'27''$  East, a distance of 266.81 feet, to an iron rebar set;
2. South  $72^{\circ}57'23''$  West, a distance of 1036.72 feet, to an iron rebar set;
3. South  $61^{\circ}48'00''$  West, a distance of 668.21 feet, to an iron rebar set;
4. South  $33^{\circ}30'50''$  East, a distance of 218.42 feet, to an iron rebar set in the line common to said 20.001 acre tract and said 17.185 acre tract;

Thence South  $57^{\circ}26'23''$  West, a distance of 280.26 feet, passing an iron pin found at a distance of 244.76 feet, to the POINT OF BEGINNING, containing 10.001 acres of land more or less. Being subject to all easements, rights-of-way and restrictions of record. Of which being 5.073 acres out of said 20.001 acre tract and 4.928 acres out of said 17.185 acre tract. Also being 8.630 acres within V.M.S. 464 and 1.371 acres within V.M.S. 7883.

The bearings in the above description are based on the bearing of North  $45^{\circ}30'57''$  West, for the centerline of State Route 56 as by being observed the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382"

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**BLUE-J SURVEYING, LLC**

*JLB* 6-6-23  
Jennifer L. Blue, P.S. 8382 Date

**BLUE-J SURVEYING, LLC**  
**14450 State Route 56 West**  
**Mount Sterling, Oh 43143**  
**PH. 614-774-8577**

Description of 7.184 Acre Tract

Situate in the State of Ohio, County of Madison, Township of Pleasant, lying in Virginia Military Survey Nos. 464 and 7883 and being part of a 17.185 acre tract (PID: 17-00574.004) being conveyed to Bill J. Warner and Chonita K. Warner by deed of record in Official Record 378, Page 2310, all records herein are from the Recorder's Office, Madison County, Ohio, said 7.184 acre tract being more particularly described as follows:

BEGINNING FOR REFERENCE at a Mag Nail set the centerline intersection of Fitzgerald Outlet (Township Road 157) (30' R/W) with State Route 56 (60' R/W);

Thence the following eight (8) courses and distances along the centerline of said State Route 56:

1. Along a curve to the left, having a delta angle of  $01^{\circ}12'25''$ , an arc length of 80.46 feet, a radius of 3819.24 feet, a chord bearing of North  $29^{\circ}07'24''$  West, and a chord length of 80.46 feet, to a point;
2. North  $29^{\circ}43'37''$  West, a distance of 139.90 feet, to a point;
3. Along a curve to the left, having a delta angle of  $14^{\circ}56'01''$ , an arc length of 497.77 feet, a radius of 1909.80 feet, a chord bearing of North  $37^{\circ}11'37''$  West, and a chord length of 496.36 feet, to a point;
4. North  $44^{\circ}39'37''$  West, a distance of 744.90 feet, to a point;
5. Along a curve to the left a delta angle of  $02^{\circ}33'00''$ , an arc length of 254.96 feet, a radius of 5728.63 feet, a chord bearing of North  $45^{\circ}56'07''$  West, and a chord length of 254.94 feet, to a point;
6. North  $47^{\circ}12'37''$  West, a distance of 380.40 feet, to a point;
7. Along a curve to the right, having a delta angle of  $01^{\circ}42'00''$ , an arc length of 339.97 feet, a radius of 11458.32 feet, a chord bearing of North  $46^{\circ}21'57''$  West, and a chord length of 339.96 feet, to a point;



8. North 45°30'57" West, a distance of 830.25 feet, to the POINT OF BEGINNING of said 17.185 acre tract;

Thence North 45°30'57" West, a distance of 119.59 feet, continuing along the centerline of said State Route 56 to a point at the southwest corner of a 0.49 acre tract (Parcel 1, Tract 1) conveyed to Matthew W. Mason Et. Al, by deed of record in Official Record 301, Page 1878;

Thence North 60°00'34" East, a distance of 311.53 feet, passing an iron pin found at a distance of 31.45 feet, to an iron rebar set in the north line of said 51.1867 acre tract and at the common corner of said 0.49 acre tract and an original 138 acre tract (Parcel 1 Tract 2) conveyed to Matthew W. Mason Et. Al, by deed of record in Official Record 301, Page 1878;

Thence North 72°57'23" East, a distance of 1087.64 feet, along the line common to said 17.185 acre tract and said original 138 acre tract, to an iron rebar found in the common corner to said 17.185 acre tract and said 20.001 and in the southerly line of said original 138 acre tract;

Thence South 19°55'57" East, a distance of 101.05 feet, along the line common to said 17.185 acre tract and said 20.001 acre tract, to an iron rebar set;

Thence the following three (3) courses and distances over and across said 17.185 acre tract:

1. South 59°26'33" West, a distance of 1177.78 feet, to an iron rebar set;
2. North 45°30'57" West, a distance of 263.26 feet, to an iron rebar set;
3. South 49°13'01" West, a distance of 75.00 feet, passing an iron rebar set at a distance of 39.50 feet, to the POINT OF BEGINNING, containing 7.184 acres of land more or less. Being subject to all easements, rights-of-way and restrictions of record. Of which being 5.601 acres within V.M.S. 464 and 1.583 acres within V.M.S. 7883.

The bearings in the above description are based on the bearing of North 45°30'57" West, for the centerline of State Route 56 as by being observed the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382"

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**BLUE-J SURVEYING, LLC**

 6-6-23  
Jennifer L. Blue, P.S. 8382 Date