

Woodland Farms Inc
146.59 Acres
DB 154 Pg. 45 Tract 1
PN: 15-00172.000

Woodland Farms Inc
95.55 Acres
DB 154 Pg. 45 Tract 3
PN: 15-00172.000

John A. Wing
1.908 Acres
OR 224 Pg. 1580 PN:
15-00172.001

Woodland Farms Inc
DB 154 Pg. 45 Tract 5
PN: 15-00172.000 76.38 Acres
PN: 11-00351.000 179.03 Acres

Offset Iron Pin Capped
Edwards Found @
1796.26

Offset Iron Pin
Capped Found @
1568.98'

S87°58'03"W 12,640.75' To
Pike/Monroe Township Monument
on South Side of Mechanicsburg
Sanford Road

Point of Commencement,
Iron Rod Found 18" Below
Pavement, N04°34'21"E 1101.50'
To P.O.B. Of 1.785 ac Tract

P.O.B
N=749555.04'
E=1705325.46'

N04°34'15"E 1101.50'

N04°34'15"E 340.00'

Existing Right-of-Way
ROSEDALE MILFORD CENTER ROAD
Existing Right-of-Way
50' R/W N04°34'15"E 630.90'

N12°54'05"W 1568.98'

Iron Pin Set
@ 197.19'

N85°46'34"W 229.75'

1.785 ac Tract
(0.195 ac R/W)
(1.590 ac Net)

Iron Pin Set
@ 30.97'

S85°45'59"E 227.72'

S04°13'48"W 339.96'

Iron Pin Set

Iron Pin Set

Croplands LLC
OR 408 Pg. 1825 Parcel 9
PN: 15-00076.000 66.33 Acres
PN: 11-00443.000 65.00 Acres

Croplands LLC
279.83 Acres
OR 408 Pg. 1825 Parcel 8
PN: 15-00076.000

IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8592". ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEYS
104-99

OTHER
-MADISON COUNTY TOWNSHIP LINE RECORD
-COUNTY ENGINEER INDEX OF TOWNSHIP ROAD MAPS

I HEREBY CERTIFY THAT THE ATTACHED PLAT, TOGETHER WITH THE WRITTEN LEGAL DESCRIPTION, IS A TRUE REPRESENTATION OF A SURVEY PERFORMED SEPTEMBER, 2023 BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH CURRENT ACCEPTED SURVEYING STANDARDS.

BEARING REFERENCE:
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2012) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN). THE CENTERLINE OF ROSEDALE MILFORD CENTER ROAD, HAVING A BEARING OF N04°34'15"E AND MONUMENTED AS SHOWN ON THIS PLAT IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

REFERENCE DOCUMENTS:
OR PG DB PG
224 1580 154 45
266 2105
408 1825

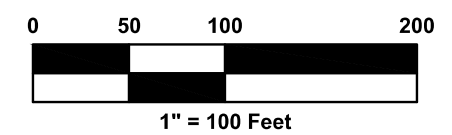
Craig E. Stevenson
CRAIG E. STEVENSON, PS 8592

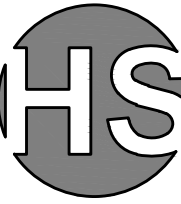
09-18-2023
DATE



Symbol Legend

- Iron Pin Found
- Iron Pin Set



 Harral and Stevenson Civil Engineering and Surveying 20 S. Limestone Street, Suite 010 Springfield, Ohio 45502 Ph: 937.505.1286 www.harralstevenson.com	
Project No: S0853	Scale: 1" = 100'
Client: Croplands LLC	Reviewed by: CES
Date: September 18, 2023	Revised:

Legal Description
Pike Township, Madison County, Ohio
Virginia Military Survey 10700
1.785 Acre Tract

Situated in the Township of Pike, County of Madison, State of Ohio, Virginia Military Survey 10700, part of County Auditor's Parcel Number 15-00076.000, and being more particularly bounded and described as follows:

Being part of the 131.33 acre tract (66.33 acres by record in Auditor's Parcel #15-00076.000, and 65.00 acres by record in Auditor's Parcel # 11-00443.000), conveyed in OR 408 page 1825 (Parcel 9) to Croplands LLC, in the Madison County Recorder's Office;

Commencing at an Iron Rod found in the centerline of Rosedale Milford Center Road, also being the southwest corner of said 131.33 acre tract, and also from which a township boundary monument between Pike and Monroe Townships on the south side of Mechanicsburg Sanford Road bears S87°58'03"W 12,640.75 feet, and also being in the east line of a 255.41 acre tract (DB 154 Pg. 45 Tract 5) belonging to Woodland Farms Inc;

Thence with centerline of Rosedale Milford Center Road, said centerline also being the line between said 131.33 acre tract and said 255.41 acre tract, N04°34'15"E 1101.50 feet to the southwest corner of the new 1.785 acre tract from which an Iron Pin set bears S85°46'34"E 32.56 feet and being the **TRUE POINT OF BEGINNING**;

Thence with the existing centerline of Rosedale Milford Center Road, **N04°34'15"E 340 feet** to the northwest corner of said new 1.785 acre tract from which an Iron Pin set bears S85°45'59"E 30.97 feet;

Thence with a new line through said 131.33 acre tract, passing an Iron Pin Set at 30.97 feet, **S85°45'59"E 227.72 feet** to an Iron Pin Set,;

Thence with a new line through said 131.33 acre tract, **S04°13'48"W 339.96 feet** to an Iron Pin Set;

Thence with a new line through said 131.33 acre tract, passing an Iron Pin Set at 197.19 feet, **N85°46'34"W 229.75 feet** to the **True Point of Beginning**, containing **1.785 acres** of land (0.195 acres in right of way, 1.590 acres net) more or less.

Subject to all existing rights-of-way and easements of record.

Bearings are based on the centerline of Rosedale Milford Center Road being N04°34'15"E, as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592".

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the field survey, September 2023, and that the accuracy of same is consistent with accepted surveying standards.



Craig E. Stevenson P.S. 8592
Harral and Stevenson

09-18-2023
Date