

A RE-SURVEY of A 1.054 Acre Property

In the Name of
John R. Stickel

In Virginia Military Surveys 7928,
Fairfield Township, Madison County, Ohio

LOCATION: 3630 feet west along the centerline of Lilly Chapel-Georgesville Road (County Road 102, 45 foot Right-of way) from a Railroad Spike found at the intersection of said Lilly Chapel-Georgesville Road and West Jefferson-Kiousville Road (45 foot R/W) in Virginia Military District 7982, Fairfield Township, Madison County, Ohio.

DESCRIPTION This is a re-survey of Tract I, a 0.806 acre (by deed) parcel and Tract II a 0.248 acre (by deed) parcel, to be combined as one property

OWNER John R. Stickel

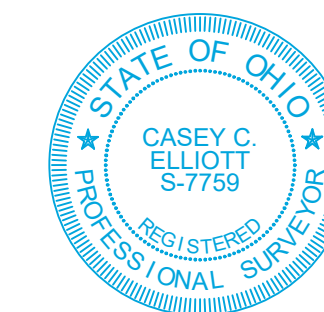
AUDITOR'S PARCELS 07-00473.000

RECORDER'S DEED Official Record 327, Page 1697

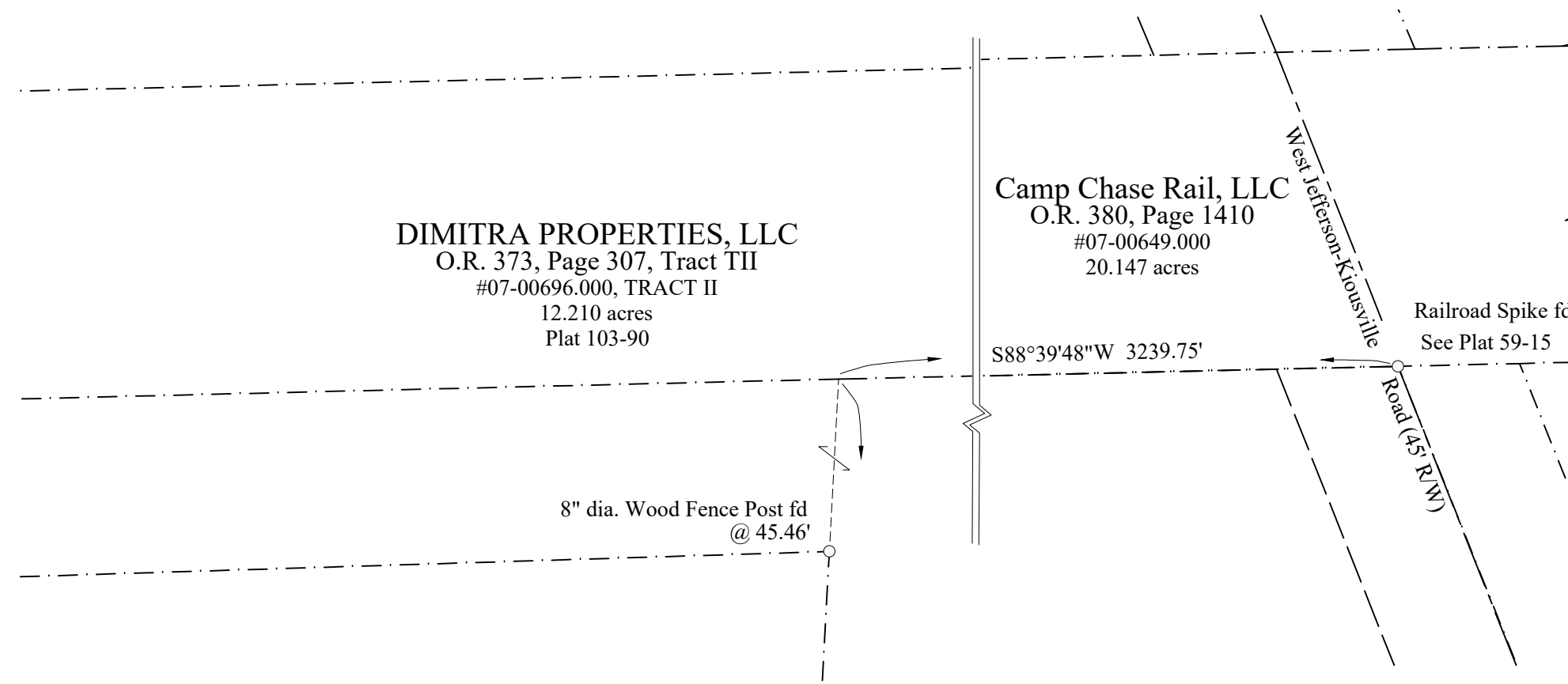
BASIS OF BEARING: S85°29'09"W along the centerline of said Lilly Chapel-Georgesville Road along the south line of the surveyed property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHI SOUTH (NAD83 (2011)).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300
casey.elliott@engineer.com

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in June 2023.



Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
23124
06/19/20



LEGEND

Road Centerline	U.S. 42
Property Line (offsite)	-----
Property Line	=====
Right of Way	R/W -----
Easement	Easement -----
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.



Jerry A. & June M. Flynn
D.B. 296, Page , Page 479, 20.114 acres
#07-00661.001
Plat 46-93

5/8" Iron Pin set @ 2.41' (0.23' Right offset)
3" dia. Steel Corner Post fd @ 2.41' (0.23' Right offset)
5/8" Iron Pin set @ 1.16' ELLIOTT S-7759
3" dia. Steel Post Fd. N60°50'48"E, 2.15' from Pin set
S03°03'48"W 1147.41'

TRACT II = 0.255 Acres (0.248 ac. by deed)

164.90'

3/4" Iron Pipe fd

Total Area = 1.054 Acres
Area in R/W = 0.077 Acres

3" dia. Steel Corner Post fd

TRACT I = 0.799 Acres (0.806 ac. by deed)

220.56'

3" dia. Steel Corner Post fd

Iron Pin set @ 260.01' ELLIOTT S-7759
R/W @ 267.05'

Iron Pin set @ 29.84' ELLIOTT S-7759
R/W @ 22.55'

MAGNail set over Railroad Spike fd
PK Nail set

S85°29'09"W 150.00'

N85°29'09"E 764.90'

Lilly Chapel-Georgesville Road (County Road 102 - 45' R/W)

Robert C. & Jean D. Godden, Trustees
Godden Family Revocable Trust, dated January 12, 2015
O.R. 307, Page 2125, Tract Two
#07-00426.000
22.553 acres

Jerry A. & June M. Flynn
O.R. 189, Page 1718, 2.292 acres
#07-00661.004
Plat 28-94

William A. & Rachel L. Stickel
O.R. 127, Page 411
#07-00662.000
Plat 46-93

T-Bar fd -3 inches (damaged)

N02°25'34"E 25.49'

Railroad Spike fd unexcavated

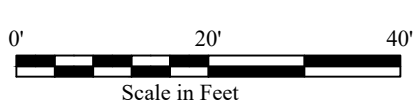


EXHIBIT A
Description of
A 1.054 Acre Property
In the Name of
John R. Stickel

Located in Virginia Military Survey 7928
Fairfield Township, Madison County, Ohio

This description is for a 1.054 acre property, in the name of John R. Stickel (Official Records 327, Page 1697), Madison County Recorder, Auditor's Property Index Number 07-00473.000), located 3630 feet west along the centerline of Lilly Chapel-Georgesville Road (County Road 102, 45 foot Right-of-way) from the intersection of said road with West Jefferson-Kiousville Road (County Road 22, 45 foot R/W), in Virginia Military Survey 7928, Fairfield Township, Madison County, Ohio and is further described as follows:

Commencing at a Railroad Spike found in the intersection of said West Jefferson-Kiousville Road and the south R/W line of Camp Chase Rail, LLC (Official Record 380, Page 1410);

Thence S88°39'48"W, 3239.75 feet, along the south line of said Camp Chase Rail LLC and a 12.210 acre property in the name of DIMITRA PROPERTIES, LLC (O.R. 373, Page 307) to a point;

Thence S03°03'48"W, 1147.41 feet, passing an 8 inch diameter wood post at 45.56 feet, at the northeast corner of a 20.114 acre property in the name of Jerry A. and June M. Flynn (Deed Book 296, Page 479), and continuing along the west line of a property in the name of Robert C. and Jean D. Godden, Trustees of the *Godden Family revocable Trust, dated January 12, 2015* (O.R. 307, Page 2125, see Tract II), to a MAGNail™ set over a Railroad Spike found in the centerline of the said Lilly Chapel-Georgesville Road at the TRUE POINT OF BEGINNING;

Thence S85°29'09"W, 150.00 feet, along the south line of the said Stickel property to a PK Nail set at the southeast corner of the said 20.114 acre Flynn property, said PK Nail set is N85°29'09"E, 764.90 feet, from a Railroad Spike found at the southwest corner of a 2.292 acre property in the name of Jerry A. and June M. Flynn (O.R. 189, Page 1718);

Thence N00°43'47"W, 288.51 feet, along an east line of the said 20.114 acre Flynn property, passing the R/W of said Lilly Chapel-Georgesville Road at 22.55 feet, passing an Iron Pin set at 29.84 feet, passing the southwest corner of said Tract II at 220.56 feet, to an Iron Pin set;

Thence N85°37'33"E, 169.20 feet, along a south line of the said 22.114 acre Flynn property, passing a three inch diameter steel post at 2.41 feet, to a point in the west line of the said Godden property, referenced by a three inch diameter Steel Post at N60°50'48"E, 2.15 feet;

Thence S03°03'48"W, 290.00 feet, along the west line of the said Godden property, passing an Iron Pin set at 1.16 feet, the southeast corner of the said Tract II at 66.11 feet, a pin set at 260.01 feet and the R/W of said Lilly Chapel-Georgesville Road at 267.05 feet, to the TRUE POINT OF BEGINNING.

Said property contains 1.054 acres in V.M.S. 7928, Fairfield Township, Madison County, Ohio. The **Basis Of Bearing is S85°29'09"W** along the centerline of said Lilly Chapel-Georgesville Road along the south line of the surveyed property, established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in June 2023 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.




Casey C. Elliott, PS 7759 06/19/2023