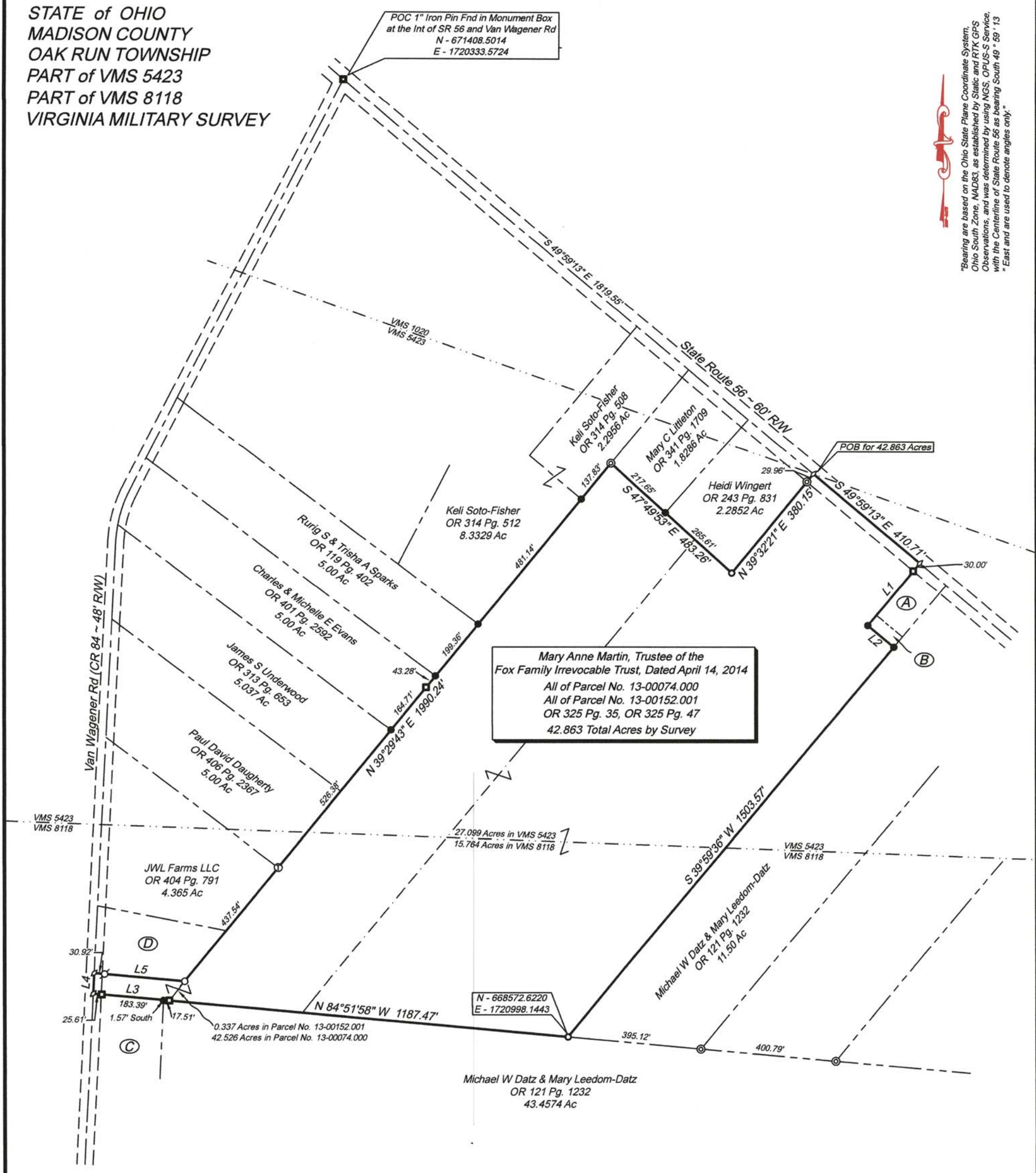


STATE of OHIO
MADISON COUNTY
OAK RUN TOWNSHIP
PART of VMS 5423
PART of VMS 8118
VIRGINIA MILITARY SURVEY

POC 1" Iron Pin Fnd in Monument Box
at the Int of SR 56 and Van Wagener Rd
N - 671408.5014
E - 1720333.5724

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, MAD83, as established by Static and RTK GPS Observations, and was determined by using NGS, OPUS-S Service, with the Centerline of State Route 56 as bearing South 49° 59' 13" East and are used to denote angles only."



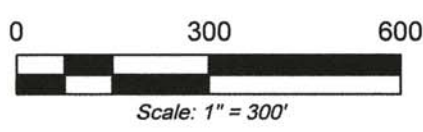
Mary Anne Martin, Trustee of the
Fox Family Irrevocable Trust, Dated April 14, 2014
All of Parcel No. 13-00074.000
All of Parcel No. 13-00152.001
OR 325 Pg. 35, OR 325 Pg. 47
42.863 Total Acres by Survey

- (A) = Eddie & Brenda Peyton
DB 251 Pg. 256
0.459 Ac
- (B) = Eddie & Brenda Peyton
DB 296 Pg. 74
0.0918 Ac
- (C) = Jacob Q Cundiff
OR 353 Pg. 2307
0.997 Ac
- (D) = Louie Keeton & Vicky L Bivens
OR 145 Pg. 1557
1.378 Ac

Legend

- = 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "Paul J Boeshart S-6512" set
- = Existing 5/8" Iron Pin Found
- ⊙ = Existing Iron 3/4" Iron Pipe Found
- ⊘ = Existing 1/2" Iron Pin Found
- ∅ = Calculated Point
- = Road Monument Box Found
- = 15" Square Concrete Post Found
- ⊕ = Existing 3/4" Iron Tee Bar Found

LINE	BEARING	DISTANCE
L1	S 39°38'03" W	241.08'
L2	S 49°57'17" E	99.99'
L3	N 84°58'26" W	226.50'
L4	N 02°51'34" E	59.53'
L5	S 84°51'39" E	269.47'



Pertinent Documents
Surveys of Record
Deeds of Record as shown

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2023.

Paul J Boeshart
PAUL J. BOESHART, PLS REGISTRATION NO. S-6512
94 CANYON VILLA DRIVE, HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812 EMAIL: pjoeshart@hotmail.com



PAUL J. BOESHART, PLS
Email: pjboeshart@hotmail.com
Ph: 740-928-4130

94 CANYON VILLA DRIVE
HEBRON, OH 43025

February 27, 2023

Job No. 23-7609

Surveyor's Description ~ **All of Parcel No. 13-00152.001** ~ **42.863 Acres**
All of Parcel No. 13-00074.000

Situated in the State of Ohio, Madison County, Oak Run Township, Part of VMS 5423, Part of VMS 8118, of the Virginia Military Survey. The parcel herein described is known as being All of the same lands conveyed to **Mary Anne Martin, Trustee of the Fox Family Irrevocable Trust, Dated April 14, 2014** as described in **Official Record 325 Page 35 & Official Record 325 Page 47**, (All records herein are from the Recorder's Office, Madison County, Ohio) and is better described as follows:

Commencing at a 1" Iron Pin Found in a Monument Box at the intersection of State Route 56 (60' R/W) and Van Wagener Road (County Road 84 ~ 48' R/W);

Thence, southeasterly along the centerline of said State Route 56, bearing South 49°59'13" East a distance of 1819.55 feet to a point, said point being the northeasterly corner of Heidi Wingert 2.2852 Ac parcel (OR 243 Pg. 831), the northwest corner of the subject parcel, and the True Point of Beginning;

Thence, southeasterly along the centerline of said State Route 56, bearing South 49°59'13" East a distance of 410.71 feet to a point, said point being the northwesterly corner of Eddie & Brenda Peyton 0.459 Acre parcel (DB 251 Pg. 256);

Thence, southwesterly along the westerly line of said Eddie & Brenda Peyton 0.459 Acre parcel and Eddie & Brenda Peyton 0.0918 Acre parcel (DB 296 Pg. 74), bearing South 39°38'03" West, passing a 15" Square Concrete Post at 30.00 feet, a total distance of 241.08 feet to a 5/8" Iron Pin Found, said pin being the southwesterly corner of said Eddie & Brenda Peyton 0.0918 Acre parcel;

Thence, southeasterly along the southerly line of said Eddie & Brenda Peyton 0.0918 Acres parcel, bearing South 49°57'17" East a distance of 99.99 feet to a 5/8" Iron Pin Found, said pin being the southeasterly corner of said Eddie & Brenda Peyton 0.0918 Acre parcel and in the westerly line of Michael W Datz & Mary Leedom-Datz 11.50 Acre parcel (OR 121 Pg. 1232);

Thence, southwesterly along the westerly line of said Michael W Datz & Mary Leedom-Datz 11.50 Acre parcel, bearing South 39°59'36" West a distance of 1503.57 feet to a 5/8" Iron Pin Set, said pin being the southwesterly corner of said Michael W Datz & Mary Leedom-Datz 11.50 Acre parcel, the Southeast corner of the subject parcel, and in the northerly line of Michael W Datz & Mary Leedom-Datz 43.4574 Acre parcel;

Thence, westerly along the northerly line of said Michael W Datz & Mary Leedom-Datz 43.4574 Acre parcel, bearing North 84°51'58" West a distance of 1187.47 feet to the center of a 15" Square Concrete Post Found;

Thence, westerly along the northerly lines of said Michael W Datz & Mary Leedom-Datz 43.4574 Acre parcel and Jacob Q Cundiff 0.997 Acre parcel (OR 353 Pg. 2307), bearing North 84°58'26" West, passing a 5/8" Iron Pin Found 1.57 feet South of the line at 17.51 feet, a 15" Square Concrete Post at 200.89 feet, a total distance of 226.50 feet to a point, said point being the Southwest corner of the subject parcel, the northwesterly corner of said Jacob Q Cundiff 0.997 Acre parcel, and in the centerline of said Van Wagener Road;

Thence, northerly along the centerline of said Van Wagener Road, bearing North 02°51'34" East a distance of 59.53 feet to a point, said point being the southwesterly corner of Louie Keeton & Vicky L Bivens 1.378 Acre parcel (OR 145 Pg. 1557);

Thence, easterly along the southerly line of said Louie Keeton & Vicky L Bivens 1.378 Acre parcel, bearing **South 84°51'39" East**, passing a 1/2" Iron Pin Found at 30.92 feet, a total distance of **269.47 feet** to a 1/2" Iron Pin Found, said pin being the southeasterly corner of said Louie Keeton & Vicky L Bivens 1.378 Acre parcel;

Thence, northeasterly along the easterly lines of said Louie Keeton & Vicky L Bivens 1.378 Acre parcel, JWL Farms LLC 4.365 Acre parcel (OR404 Pg. 791), Paul David Daugherty 5.00 Acre parcel (OR406 Pg. 2367), James S Underwood 5.037 Acre parcel (OR 313 Pg. 653), Charles & Michelle E Evans 5.00 Acre parcel (OR 401 Pg. 2592), Rurig S & Trisha A Sparks 5.00 Acre parcel (OR 119 Pg. 402), Keli Soto-Fisher 8.3329 Acre parcel (OR 314 Pg. 512), and Keli Soto-Fisher 2.2956 Acre parcel (OR 314 Pg. 508), bearing **North 39°29'43" East**, passing a 3/4" Iron Tee Bar found at 437.54 feet, a 5/8" Iron Pin Found at 963.92 feet, a 15" Square Concrete Post at 1128.63 feet, a 5/8" Iron Pin Found at 1171.91 feet, 1371.27 feet, and 1852.41 feet, a total distance of **1990.24 feet** to a 3/4" Iron Pipe Found, said pipe being in the westerly line of said Keli Soto-Fisher 2.2956 Acre parcel, the southwesterly corner of Mary C Littleton 1.8286 Acre parcel (OR 341 Pg. 1709), and a Northwest corner of the subject parcel;

Thence, southeasterly along the southerly lines of said Mary C Littleton 1.8286 Acre parcel and Heidi Wingert 2.2852 Acre parcel (OR 243 Pg. 831), bearing **South 47°49'53" East**, passing a 5/8" Iron Pin Found at 217.65 feet, a total distance of **483.26 feet** to a 5/8" Iron Pin Set, said pin being the southeasterly corner of said Heidi Wingert 2.2852 Acre parcel;

Thence, northeasterly along the easterly line of said Heidi Wingert 2.2852 Acre parcel, bearing **North 39°32'21" East**, passing a 3/4" Iron Pipe Found at 350.19 feet, a total distance of **380.15 feet** to the **True Point of Beginning**.

Containing 42.863 Acres in total, 0.337 Acres in Parcel No. 13-00152.001, 42.526 Acres in Parcel No. 13-00074.000, also 27.099 Acres in VMS 5423, 15.764 Acres in VMS 8118, and being subject to all legal roads, easements and restrictions of record. All iron pins set are 5/8" x 30" Rebar with a 2" Aluminum ID Cap stamped "Paul J Boeshart S-6512".

Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83, as established by Static and RTK GPS Observations, and was determined by using NGS, OPUS Service, with the centerline of State Route 56 as bearing South 49° 59' 13" East, and are used to denote angles only."

I, Paul J. Boeshart, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in February 2023.


Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512

