

SURVEY TRACT	AUDITOR'S PARCEL	TOTAL ACREAGE	(EX. R/W)
232.267 AC.	H22-1-4-4 [GRE] 27-00144 [MAD]	187.417 AC. [GRE] 44.850 AC. [MAD]	0 0.549 AC.
254.586 AC.	H22-1-4-8 [GRE] 27-00143 [MAD]	13.648 AC. [GRE] 240.938 AC. [MAD]	0 1.600 AC.

PLAT OF SURVEY
232.267 ACRES & 254.586 ACRES
 SITUATE IN STATE OF OHIO, VIRGINIA MILITARY SURVEY 1330
 ROSS TOWNSHIP, GREENE COUNTY
 STOKES TOWNSHIP, MADISON COUNTY

OWNERSHIP:

BEING A RETRACEMENT SURVEY OF LAND IN THE NAME OF STEPHEN W. FEDERLE, TRUSTEE & DENISE K. FEDERLE, TRUSTEE IN MADISON COUNTY RECORDER'S OFFICIAL RECORD 264, PAGE 943 AND IN GREENE COUNTY RECORDER'S OFFICIAL RECORD 3117, PAGE 756.

BASIS OF BEARINGS:

BASIS OF COORDINATES:
 NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE - SOUTH ZONE.

BASIS OF COORDINATES:

DISTANCES SHOWN ARE GROUND DISTANCES. THE BASIS OF COORDINATES IS AT THE REBAR SET AT N.W. CORNER OF THE 254.586 ACRE TRACT. N 642184.04 E 1644616.88

PROJECT SCALE FACTOR GROUND TO GRID= 0.99995707

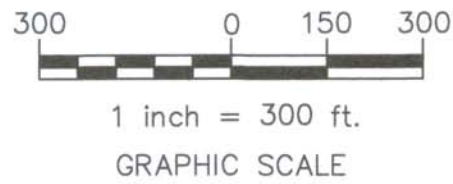
SURVEY NOTES:

OCCUPATION IN GENERAL FITS THE SURVEY, UNLESS OTHERWISE NOTED [SEE SHEET 3 OF 5 FOR NOTED ENCROACHMENT]

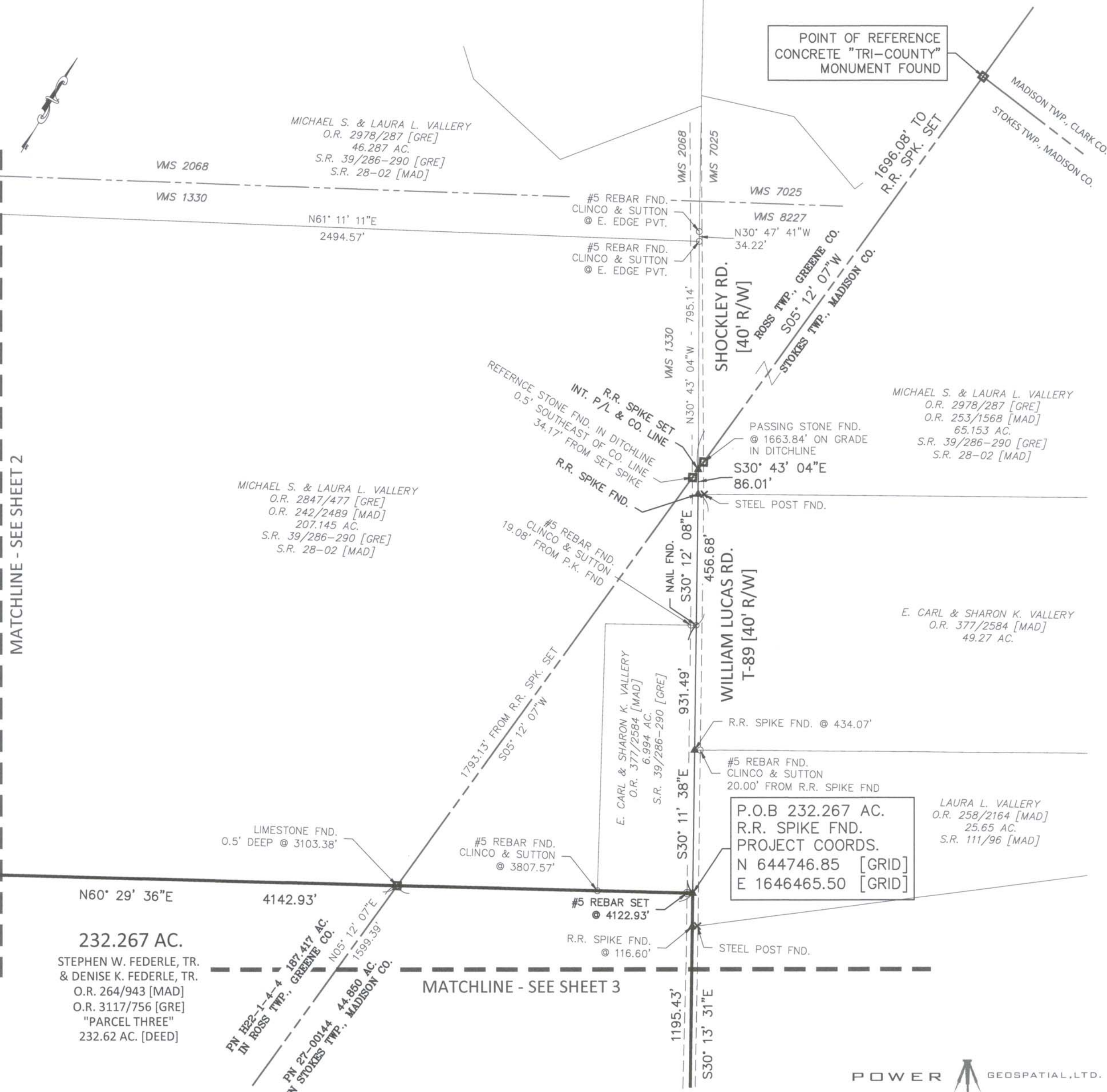
MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED

VIRGINIA MILITARY SURVEY LINES ARE DEPICTED BASED ON COUNTY GIS.

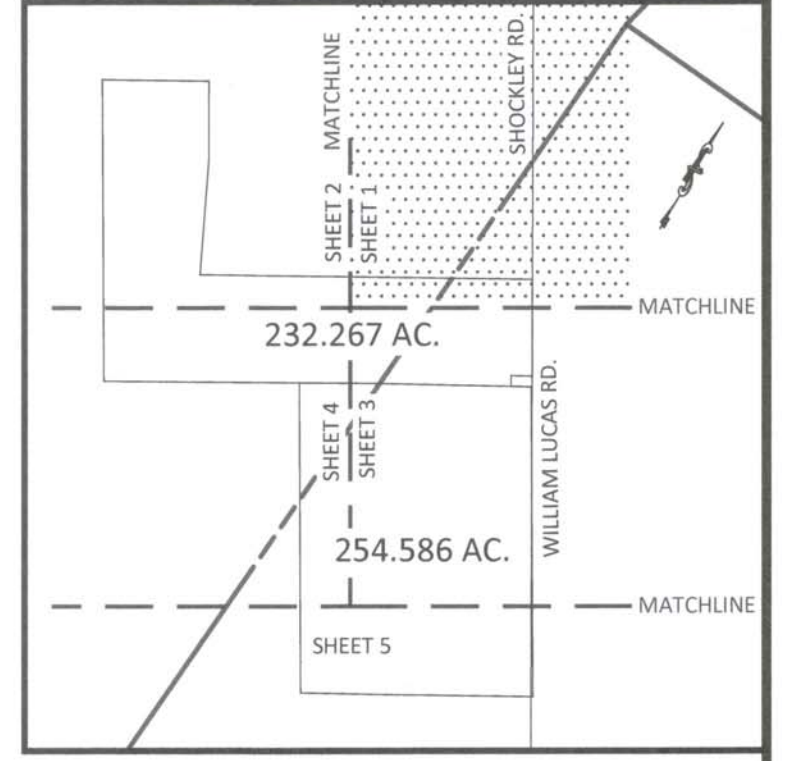
BURIED UTILITIES, WATER WELLS, SEPTIC SYSTEMS, TILE, AND OTHER UNDERGROUND FEATURES WERE NOT LOCATED.



- ✕ STEEL POST
- ⊕ STONE
- REBAR/PIPE
- ▲ RAILROAD SPIKE
- SET 5/8-INCH REBAR WITH "POWER 7935" CAP



VICINITY MAP



SHEET INDEX

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR BOUNDARY SURVEYS, CHAPTER 4733-37 O.A.C. AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

Mark D. Power 4/20/23
 MARK D. POWER
 PROFESSIONAL SURVEYOR S-7935



SHEET 1 OF 5

SURVEYED BY: POWER GEOSPATIAL, LTD.
 REG. SURVEYOR NO. S-7935

APPROVED GREENE COUNTY ENGINEER
 By _____ Date _____

APPROVED BY: _____
 ZONING _____ DATE _____

RPCC, CITY, OR VILLAGE _____ DATE _____

232.267 AC.
 STEPHEN W. FEDERLE, TR.
 & DENISE K. FEDERLE, TR.
 O.R. 264/943 [MAD]
 O.R. 3117/756 [GRE]
 "PARCEL THREE"
 232.62 AC. [DEED]

MATCHLINE - SEE SHEET 3

POWER GEOSPATIAL, LTD.
 P.O. BOX 581 LONDON, OHIO 43140
 614-546-8337

GRANTOR STEPHEN W. FEDERLE, TR.
 DENISE K. FEDERLE, TR.

GRANTEE _____

LOCATION _____

Survey No. VMS 1330

ROSS TOWNSHIP, GREENE CO., OHIO
 STOKES TOWNSHIP, MADISON CO., OHIO

DATE _____

PLAT OF SURVEY
232.267 ACRES & 254.586 ACRES

SITUATE IN STATE OF OHIO
 VIRGINIA MILITARY SURVEY 1330
 ROSS TOWNSHIP, GREENE COUNTY
 STOKES TOWNSHIP, MADISON COUNTY

OWNERSHIP:

BEING A RETRACEMENT SURVEY OF LAND IN THE NAME OF STEPHEN W. FEDERLE, TRUSTEE & DENISE K. FEDERLE, TRUSTEE IN MADISON COUNTY RECORDER'S OFFICIAL RECORD 264, PAGE 943 AND IN GREENE COUNTY RECORDER'S OFFICIAL RECORD 3117, PAGE 756.

BASIS OF BEARINGS:

BASIS OF COORDINATES:
 NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE - SOUTH ZONE.

BASIS OF COORDINATES:

DISTANCES SHOWN ARE GROUND DISTANCES. THE BASIS OF COORDINATES IS AT THE REBAR SET AT N.W. CORNER OF THE 254.586 ACRE TRACT. N 642184.04 E 1644616.88

PROJECT SCALE FACTOR GROUND TO GRID= 0.99995707

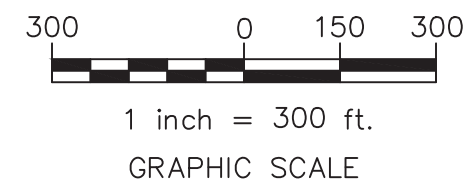
SURVEY NOTES:

OCCUPATION IN GENERAL FITS THE SURVEY, UNLESS OTHERWISE NOTED [SEE SHEET 3 OF 5 FOR NOTED ENCROACHMENT]

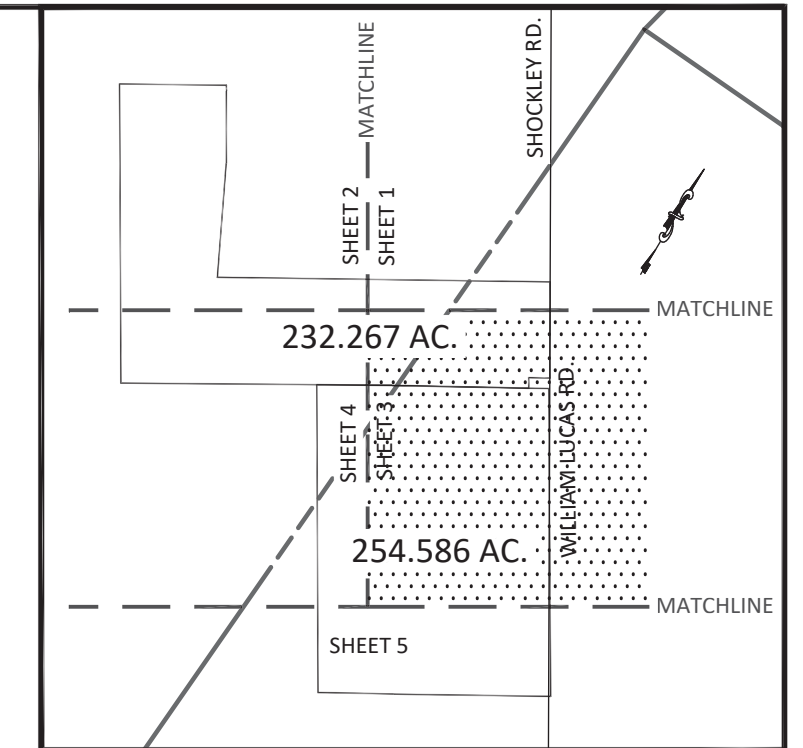
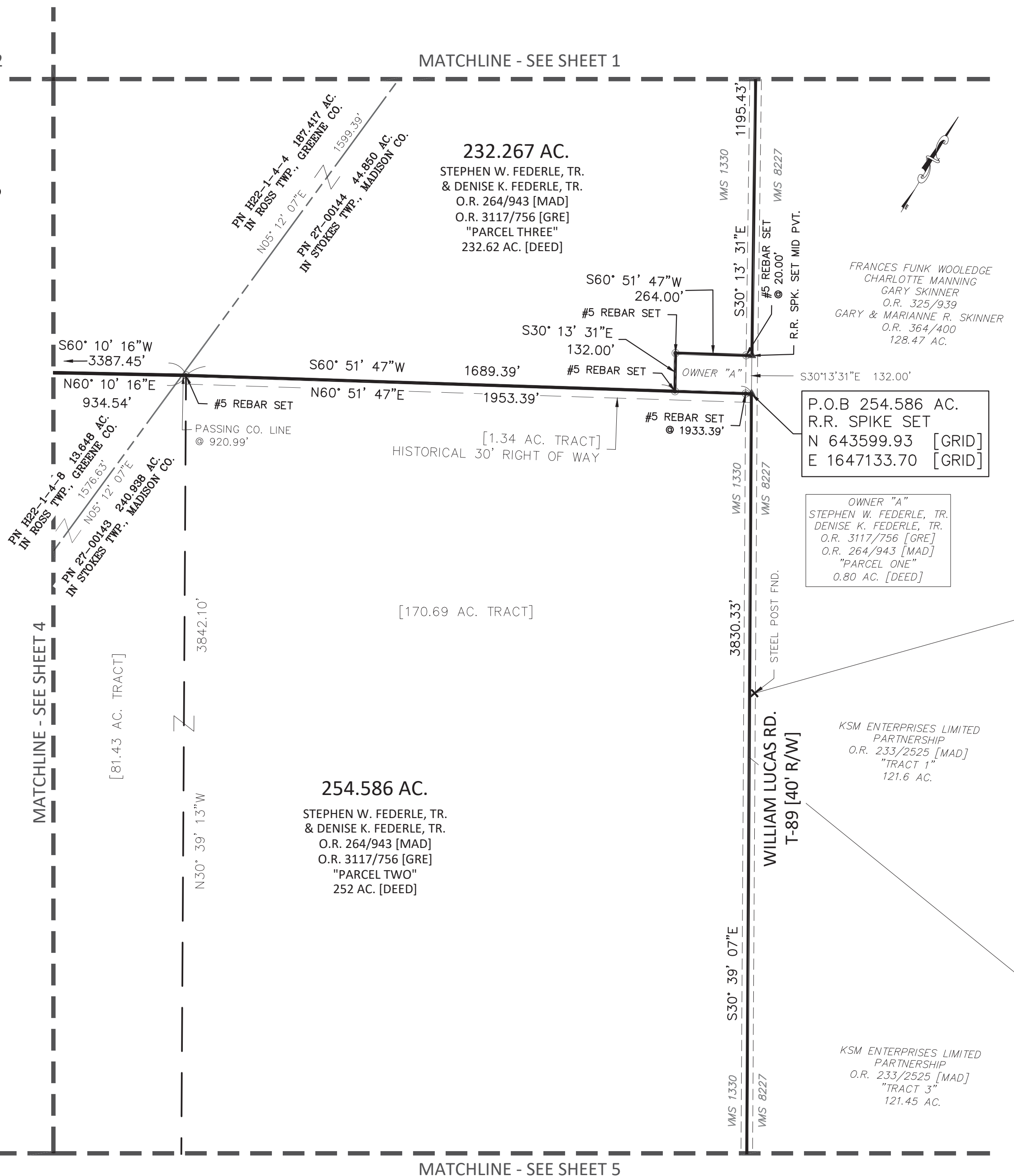
MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED

VIRGINIA MILITARY SURVEY LINES ARE DEPICTED BASED ON COUNTY GIS.

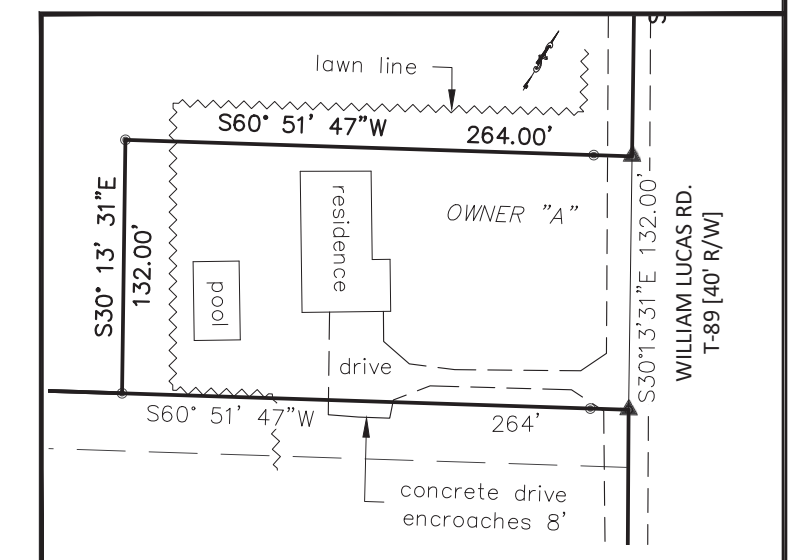
BURIED UTILITIES, WATER WELLS, SEPTIC SYSTEMS, TILE, AND OTHER UNDERGROUND FEATURES WERE NOT LOCATED.



- ✕ STEEL POST
- ⊕ STONE
- REBAR/PIPE
- ▲ RAILROAD SPIKE
- SET 5/8-INCH REBAR WITH "POWER 7935" CAP

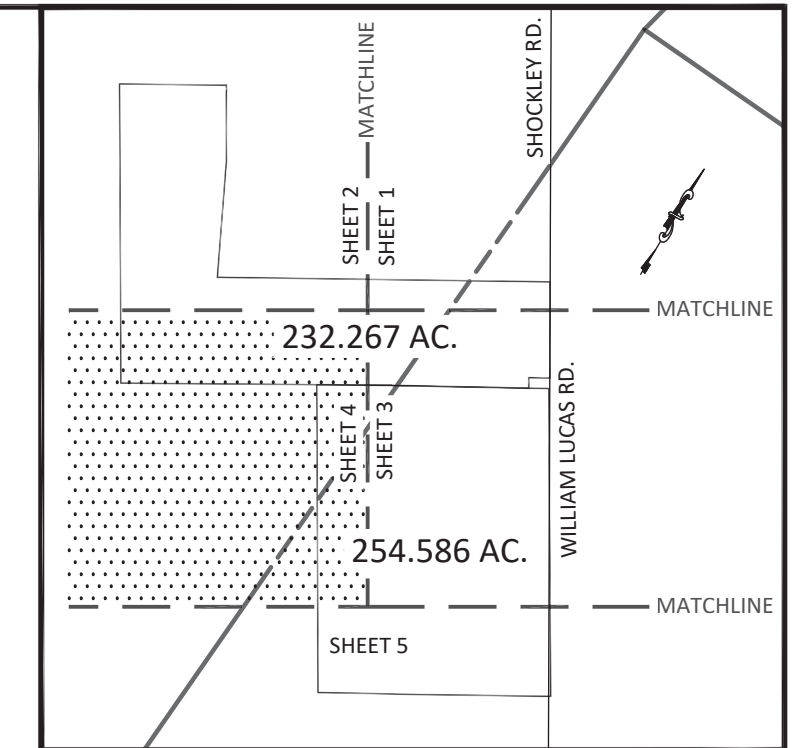


SHEET INDEX



DETAIL A - ENCROACHMENT

1 inch = 100 ft.



SHEET INDEX

OWNERSHIP:

BEING A RETRACEMENT SURVEY OF LAND IN THE NAME OF STEPHEN W. FEDERLE, TRUSTEE & DENISE K. FEDERLE, TRUSTEE IN MADISON COUNTY RECORDER'S OFFICIAL RECORD 264, PAGE 943 AND IN GREENE COUNTY RECORDER'S OFFICIAL RECORD 3117, PAGE 756.

BASIS OF BEARINGS:

NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE - SOUTH ZONE. A BEARING OF S05°12'07"W WAS MEASURED FOR THE GREENE - MADISON CO. LINE.

BASIS OF BEARINGS:

BASIS OF COORDINATES:

NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE - SOUTH ZONE.

BASIS OF COORDINATES:

DISTANCES SHOWN ARE GROUND DISTANCES. THE BASIS OF COORDINATES IS AT THE REBAR SET AT N.W. CORNER OF THE 254.586 ACRE TRACT. N 642184.04 E 1644616.88

PROJECT SCALE FACTOR GROUND TO GRID= 0.99995707

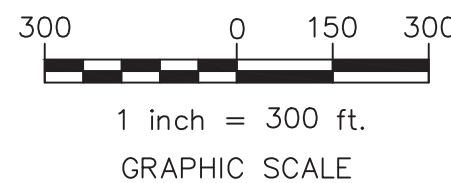
SURVEY NOTES:

OCCUPATION IN GENERAL FITS THE SURVEY, UNLESS OTHERWISE NOTED [SEE SHEET 3 OF 5 FOR NOTED ENCROACHMENT]

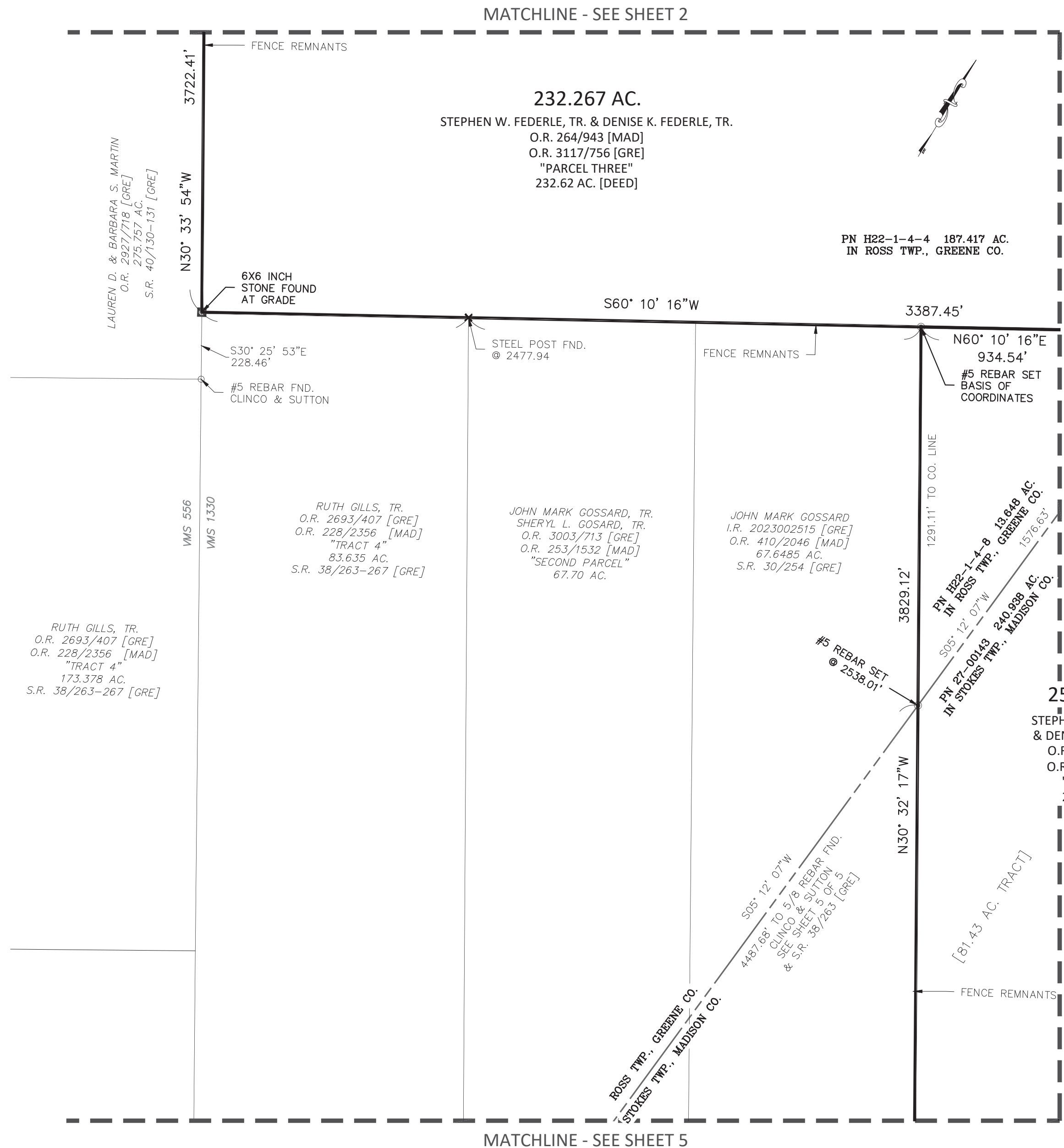
MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED

VIRGINIA MILITARY SURVEY LINES ARE DEPICTED BASED ON COUNTY GIS.

BURIED UTILITIES, WATER WELLS, SEPTIC SYSTEMS, TILE, AND OTHER UNDERGROUND FEATURES WERE NOT LOCATED.



- ✕ STEEL POST
- ⊕ STONE
- REBAR/PIPE
- ▲ RAILROAD SPIKE
- ⦿ SET 5/8-INCH REBAR WITH "POWER 7935" CAP



254.586 AC.
STEPHEN W. FEDERLE, TR. & DENISE K. FEDERLE, TR.
O.R. 264/943 [MAD]
O.R. 3117/756 [GRE]
"PARCEL TWO"
252 AC. [DEED]

**PLAT OF SURVEY
232.267 ACRES
& 254.586 ACRES**

SITUATE IN STATE OF OHIO
VIRGINIA MILITARY SURVEY 1330
ROSS TOWNSHIP, GREENE COUNTY
STOKES TOWNSHIP, MADISON COUNTY

GREENE COUNTY SURVEYOR'S RECORD NO. _____, PAGE _____

MADISON COUNTY SURVEYOR'S RECORD NO. _____, PAGE _____

PLAT OF SURVEY 232.267 ACRES & 254.586 ACRES

SITUATE IN STATE OF OHIO
VIRGINIA MILITARY SURVEY 1330
ROSS TOWNSHIP, GREENE COUNTY
STOKES TOWNSHIP, MADISON COUNTY

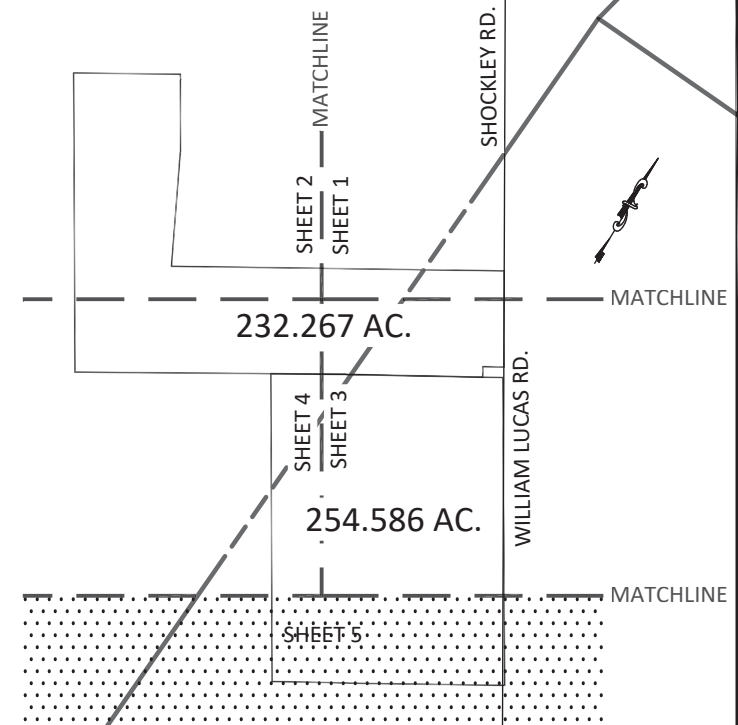
OWNERSHIP:
BEING A RETRACEMENT SURVEY OF LAND IN THE NAME OF STEPHEN W. FEDERLE, TRUSTEE & DENISE K. FEDERLE, TRUSTEE IN MADISON COUNTY RECORDER'S OFFICIAL RECORD 264, PAGE 943 AND IN GREENE COUNTY RECORDER'S OFFICIAL RECORD 3117, PAGE 756.

BASIS OF BEARINGS:
BASIS OF COORDINATES:
NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE - SOUTH ZONE.

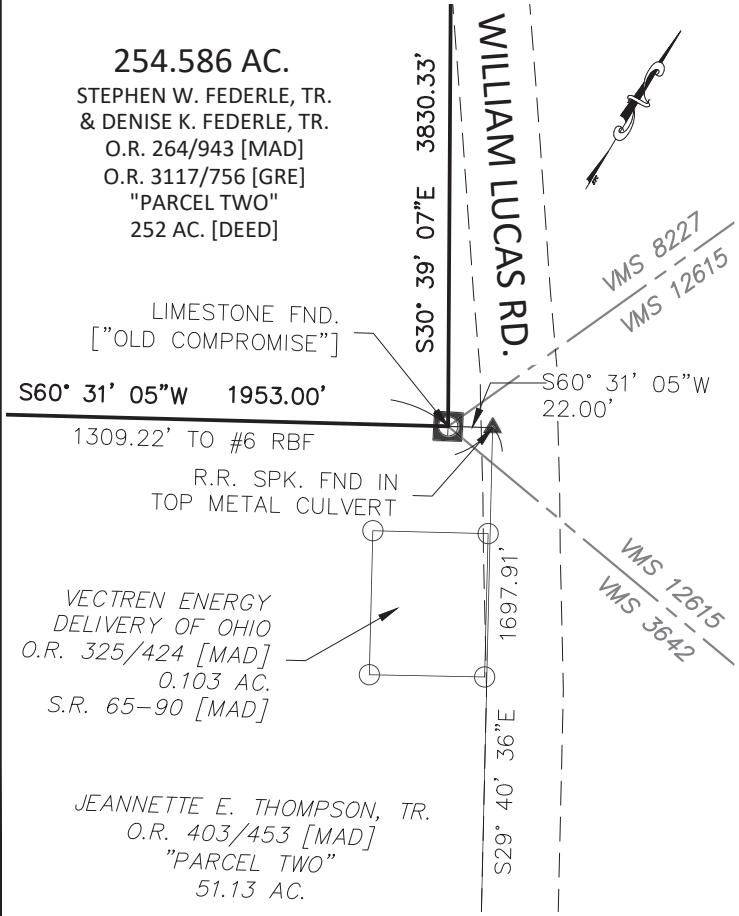
BASIS OF COORDINATES:
DISTANCES SHOWN ARE GROUND DISTANCES. THE BASIS OF COORDINATES IS AT THE REBAR SET AT N.W. CORNER OF THE 254.586 ACRE TRACT.
N 642184.04
E 1644616.88

PROJECT SCALE FACTOR GROUND TO GRID= 0.99995707

SURVEY NOTES:
OCCUPATION IN GENERAL FITS THE SURVEY, UNLESS OTHERWISE NOTED [SEE SHEET 3 OF 5 FOR NOTED ENCROACHMENT]
MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED
VIRGINIA MILITARY SURVEY LINES ARE DEPICTED BASED ON COUNTY GIS.
BURIED UTILITIES, WATER WELLS, SEPTIC SYSTEMS, TILE, AND OTHER UNDERGROUND FEATURES WERE NOT LOCATED.

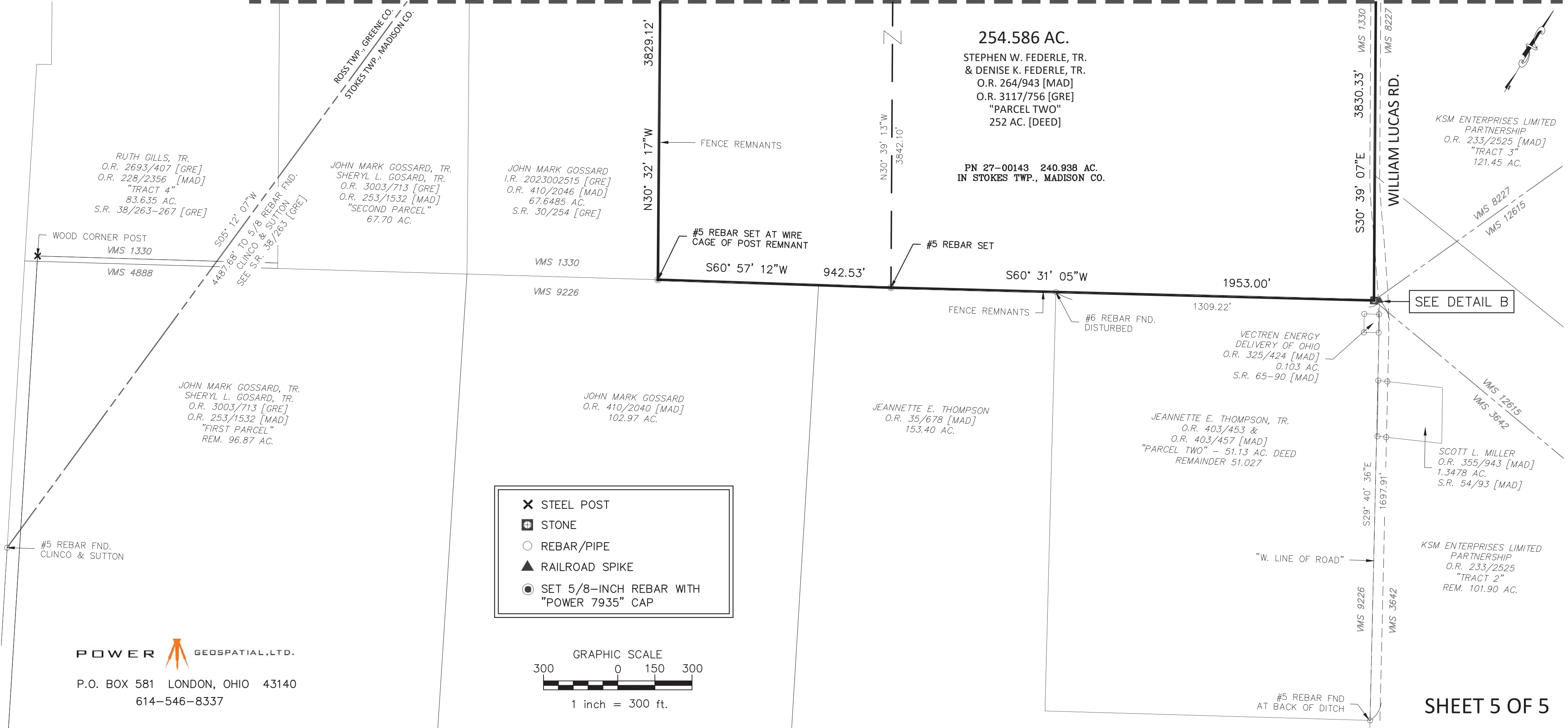


SHEET INDEX

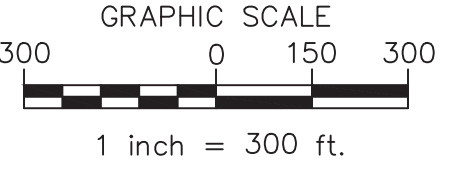


DETAIL B
1 inch = 100 ft.

MATCHLINE - SEE SHEET 4 MATCHLINE - SEE SHEET 3



POWER  **GEOSPATIAL, LTD.**
P.O. BOX 581 LONDON, OHIO 43140
614-546-8337



DESCRIPTION OF 232.267 ACRES
WEST SIDE WILLIAM LUCAS ROAD
ROSS TOWNSHIP, GREENE COUNTY
STOKES TOWNSHIP, MADISON COUNTY

Situate in the State of Ohio, part in Ross Township, Greene County and part in Stokes Township, Madison County, Virginia Military Survey 1330 and being 232.267 acres, that land described as Parcel Three in a deed to Stephen W. Federle, Trustee and Denise K. Federle, Trustee recorded in Official Record 3117, Page 756, Greene County Recorder (Green County Auditor Parcel H22-1-4-4) and Official Record 264, Page 943, Madison County Recorder (Madison County Auditor Parcel 27-00144), and more particularly described as follows:

Beginning for Reference at the "Tri-County" concrete monument located at the corner of Greene, Madison, and Clark Counties;

Thence along the Greene and Madison County line South $05^{\circ}12'07''$ West, 1696.08 feet to a railroad spike set in William Lucas Road (T-89 Mad. Co) also known as Shockley Road (Greene County) and in the east line of a 207.145 acre tract described in a deed to Michael S. Vallery and Laura L. Vallery recorded in Official Record 2847, Page 477, Green County Recorder and in Official Record 242, Page 2489, Madison County Recorder and in the west line of a 65.153 acre tract described in a deed to Michael S. Vallery and Laura L. Vallery recorded in Official Record 2978, Page 287, Green County Recorder and in Official Record 253, Page 1568, Madison County Recorder

Thence along the common line between said 207.145 acre and 65.153 acre tracts, being in William Lucas Road, South $30^{\circ}43'04''$ East, 86.01 feet to a railroad spike found at the northwest corner of a 49.27 acre tract described in a deed to E. Carl and Sharon K. Vallery recorded in Official Record 377, Page 2548, Madison County Recorder;

Thence along the common line between said 207.145 acre and 49.27 acre tracts, being in William Lucas Road, South $30^{\circ}12'08''$ East, 456.68 feet to a survey nail found at the northeast corner of a 6.994 acre tract described in a deed to E. Carl and Sharon K. Vallery recorded in Official Record 377, Page 2584, Madison County Recorder;

Thence along the common line between said 49.27 acre and 6.994 acre tracts, being in William Lucas Road, South $30^{\circ}11'38''$ East, passing a railroad spike found at 434.07 feet being the northwest corner of a 25.65 acre tract described in a deed to Laura L. Vallery recorded in Official Record 258, Page 2164, a total distance of 931.49 feet to a railroad spike found, being the True Point of Beginning;

Thence South $30^{\circ}13'31''$ East, being in William Lucas Road and passing a railroad spike found at 116.60 feet, being the northwest corner of a 128.47 acre tract described in a deed to Frances Funk Woledge, Charlotte Manning, and Gary Skinner recorded in Official Record 325, Page 939, and to Gary C. Skinner and Marianne R. Skinner in Official record 364, Page 400, Madison County Recorder, a total distance of 1195.43 feet to a railroad spike set at the northeast corner of a 0.80 acre tract described as Parcel One in a deed to said Stephen W. Federle, Trustee and Denise K.

Federle, Trustee recorded in Official Record 3117, Page 756, Greene County Recorder and Official Record 264, Page 943, Madison County Recorder;

Thence along the north line of said 0.80 acres, South 60°51'47" West, passing a #5 rebar set at 20.00 feet, 264.00 feet to a #5 rebar set;

Thence along the west line of said 0.80 acre tract, South 30°13'31" East, 132.00 feet to a #5 rebar set in the north line of a 252 acre tract described as Parcel Two in a deed to said Stephen W. Federle, Trustee and Denise K. Federle, Trustee recorded in Official Record 3117, Page 756, Greene County Recorder and Official Record 264, Page 943, Madison County Recorder;

Thence along a north line of said 252 acre tract, South 60°51'47" West, 1689.39 feet to a #5 rebar set;

Thence continuing along a north line of said 252 acre tract, South 60°10'16" West, passing the Greene-Madison County line at 13.55 feet, passing a #5 rebar set at 934.54 feet at the northwest corner of said 252 acres, and along the north line a 67.6485 acre tract described in a deed to John Mark Gossard of record in Instrument Record 2023002515, Greene County Recorder and Official Record 410, Page 2046, Madison County Recorder, along the north line of a 67.70 acre tract described in a deed to John Mark Gossard, Trustee and Sheryl L. Gossard, Trustee recorded in Official Record 3003, Page 713, Greene County Recorder and Official Record 253, Page 1532, Madison County Recorder, along the north line of a 83.635 acre tract described in a deed to Ruth Gills of record in Official Record 2693, Page 407, Greene County Recorder and Official Record 228, Page 2356, Madison County Recorder, passing a steel post found at 2477.94 feet, a total distance of 3387.45 feet to a 6-inch by 6-inch stone found in the east line of a 275.757 acre tract described in a deed to Lauren D. and Barbara S. Martin recorded in Official Record 2927, Page 718, Greene County Recorder;

Thence along the east line of said 275.757 acre tract, North 30°33'54" West, 3722.41 feet to a #5 rebar found with McCarty cap;

Thence along a southerly line of a 281.529 acre tract described in a deed to James Robert Johnston II and Frederick D. Johnston recorded in Official Record 3326, Page 452, Greene County Recorder, North 60°24'43" East, 1328.76 feet to a #5 rebar set at the underground remains of an old wood corner post;

Thence along a common line with said 281.529 acre tract, South 30°38'32" East, 71.35 feet to a stone found at the west side of an old wood corner post;

Thence along a west line of the aforementioned 207.145 acre tract in the name of Michael S. and Laura L. Vallery, South 30°12'25" East, 900.62 feet to a steel corner post;

Thence along a west line of the 207.145 acre tract, South 25°49'29" East, 1420.94 feet to a stone found;

Thence along the south line of the 207.145 acre tract, North 60°29'36" East, passing a steel corner post at 891.47 feet, passing a stone found on the Green-Madison County line at 3103.38 feet, passing a #5 rebar found with Clinco-Sutton cap at the southwest corner of the

aforementioned 6.994 acre tract in the name of E. Carl and Sharon K. Vallery, passing a # 5 rebar set at 4122.93 feet, a total distance of 4142.93 feet to the True Point of Beginning.

Containing 232.267 acre of land, more or less, of which 187.417 acres are in Ross Township, Greene County, and 44.850 acres are in Stokes Township, Madison County (0.549 acres of said 44.850 acres are in the right of way of William Lucas Road [T-89, 40 feet wide]).

An Ohio State Plane – Ohio South Zone (NAD83-2011) bearing of South 05°12'07" West was measured for the Greene-Madison County line.

This description is based on a field survey of the premises in April 2023 by Power Geospatial, Ltd. Under the supervision of Mark D. Power, Professional Surveyor #7935, the survey of which is recorded in Greene County Surveyor's Record _____, Page _____ and Madison County Surveyor's Record _____, Page _____.

POWER GEOSPATIAL, LTD.

 4/19/23

Mark D. Power
Professional Surveyor #7935



DESCRIPTION OF 254.586 ACRES
WEST SIDE WILLIAM LUCAS ROAD
ROSS TOWNSHIP, GREENE COUNTY
STOKES TOWNSHIP, MADISON COUNTY

Situate in the State of Ohio, part in Ross Township, Greene County and part in Stokes Township, Madison County, Virginia Military Survey 1330 and being 254.586 acres, that land described as Parcel Two in a deed to Stephen W. Federle, Trustee and Denise K. Federle, Trustee recorded in Official Record 3117, Page 756, Greene County Recorder (Green County Auditor Parcel H22-1-4-8) and Official Record 264, Page 943, Madison County Recorder (Madison County Auditor Parcel 27-00143), and more particularly described as follows:

Beginning for Reference at the "Tri-County" concrete monument located at the corner of Greene, Madison, and Clark Counties;

Thence along the Greene and Madison County line South $05^{\circ}12'07''$ West, 1696.08 feet to a railroad spike set in William Lucas Road (T-89 Mad. Co) also known as Shockley Road (Greene County) and in the east line of a 207.145 acre tract described in a deed to Michael S. Vallery and Laura L. Vallery recorded in Official Record 2847, Page 477, Green County Recorder and in Official Record 242, Page 2489, Madison County Recorder and in the west line of a 65.153 acre tract described in a deed to Michael S. Vallery and Laura L. Vallery recorded in Official Record 2978, Page 287, Green County Recorder and in Official Record 253, Page 1568, Madison County Recorder

Thence along the common line between said 207.145 acre and 65.153 acre tracts, being in William Lucas Road, South $30^{\circ}43'04''$ East, 86.01 feet to a railroad spike found at the northwest corner of a 49.27 acre tract described in a deed to E. Carl and Sharon K. Vallery recorded in Official Record 377, Page 2548, Madison County Recorder;

Thence along the common line between said 207.145 acre and 49.27 acre tracts, being in William Lucas Road, South $30^{\circ}12'08''$ East, 456.68 feet to a survey nail found at the northeast corner of a 6.994 acre tract described in a deed to E. Carl and Sharon K. Vallery recorded in Official Record 377, Page 2584, Madison County Recorder;

Thence along the common line between said 49.27 acre and 6.994 acre tracts, being in William Lucas Road, South $30^{\circ}11'38''$ East, passing a railroad spike found at 434.07 feet being the northwest corner of a 25.65 acre tract described in a deed to Laura L. Vallery recorded in Official Record 258, Page 2164, a total distance of 931.49 feet to a railroad spike found;

Thence South $30^{\circ}13'31''$ East, being in William Lucas Road and passing a railroad spike found at 116.60 feet, being the northwest corner of a 128.47 acre tract described in a deed to Frances Funk Woledge, Charlotte Manning, and Gary Skinner recorded in Official Record 325, Page 939, and to Gary C. Skinner and Marianne R. Skinner in Official Record 364, Page 400, Madison County Recorder, a total distance of 1195.43 feet to a railroad spike set at the northeast corner of a 0.80 acre tract described as Parcel One in a deed to said Stephen W. Federle, Trustee and

Denise K. Federle, Trustee recorded in Official Record 3117, Page 756, Greene County Recorder and Official Record 264, Page 943, Madison County Recorder;

Thence along the east line of said 0.80 acre tract, South 30°13'31" East, in William Lucas Road, 132.00 feet to a railroad spike set and the True Point of Beginning;

Thence South 30°39'07" East, along the west line of said 128.47 acre tract, along the west line of a 121.6 acre tract described as Tract 1, the west line of a 121.45 acre tract described as Tract 3, and the west line of a 101.90 acre tract described as Tract 2 in a deed to KSM Enterprises Limited recorded in Official Record 233, Page 2525, Madison County Recorder, a distance of 3830.33 feet to a limestone found in the north line of the remainder of a 51.13 acre tract described in a deed to Jeanette E. Thompson, Trustee recorded in Official Record 403, Page 453, Madison County Recorder, said stone located South 60°31'05" West from a railroad spike found in the top of a metal culvert pipe at the northeast corner of said 51.13 acre tract;

Thence South 60°31'05" West, along the north line of said 51.13 acres, along the north line of a 153.40 acre tract described in a deed to Jeanette E. Thompson recorded in Official Record 35, Page 678, Madison County Recorder, a distance of 1953.00 feet to a #5 rebar set;

Thence South 60°57'12" West, along the north line of said 153.40 acres, the north line of a 102.97 acre tract described in a deed to John Mark Gossard recorded in Official Record 410, Page 2040, Madison County Recorder, a distance of 942.53 feet to a #5 rebar set at the remnants of a wood corner post and rock pile;

Thence North 30°32'17" West, along the east line of a 67.6485 acre tract described in a deed to John Mark Gossard, Trustee recorded in Instrument Record 2023002515, Greene County Recorder and Official Record 410, Page 2046, Madison County Recorder, at 2538.01 feet passing a #5 rebar set at the intersection with the Greene-Madison County line, a distance of 3829.12 feet to a #5 rebar set in the south line of a 252 acre tract described in a deed as Parcel Three to Stephen W. Federle, Trustee and Denise K. Federle, Trustee recorded in Official Record 264, Page 943, Madison County Recorder and Official Record 3117, Page 756, Greene County Recorder;

Thence North 60°10'16" East, along the south line of said 252 acre tract, at 920.99 feet passing the Greene-Madison County line, a distance of 934.54 feet to a #5 rebar set;

Thence North 60°51'47" East, along the south line of said 252 acres, along the south line of said 0.80 acres, passing a #5 rebar set at 1933.39 feet, a distance of 1953.39 feet to the True Point of Beginning.

Containing 254.586 acre of land, more or less, of which 13.648 acres are in Ross Township, Greene County, and 240.938 acres are in Stokes Township, Madison County (1.600 acres of said 240.938 acres are in the right of way of William Lucas Road [T-89, 40 feet wide]).

An Ohio State Plane – Ohio South Zone (NAD83-2011) bearing of South 05°12'07" West was measured for the Greene-Madison County line.

This description is based on a field survey of the premises in April 2023 by Power Geospatial, Ltd. Under the supervision of Mark D. Power, Professional Surveyor #7935, the survey of which is

recorded in Greene County Surveyor's Record _____, Page _____
and Madison County Surveyor's Record _____, Page _____.

POWER GEOSPATIAL, LTD.

MDP 4/19/23

Mark D. Power
Professional Surveyor #7935

