

PLAT OF SURVEY 102.090 ACRES

SITUATE IN STATE OF OHIO, VIRGINIA MILITARY SURVEY 3682
STOKES TOWNSHIP, MADISON COUNTY

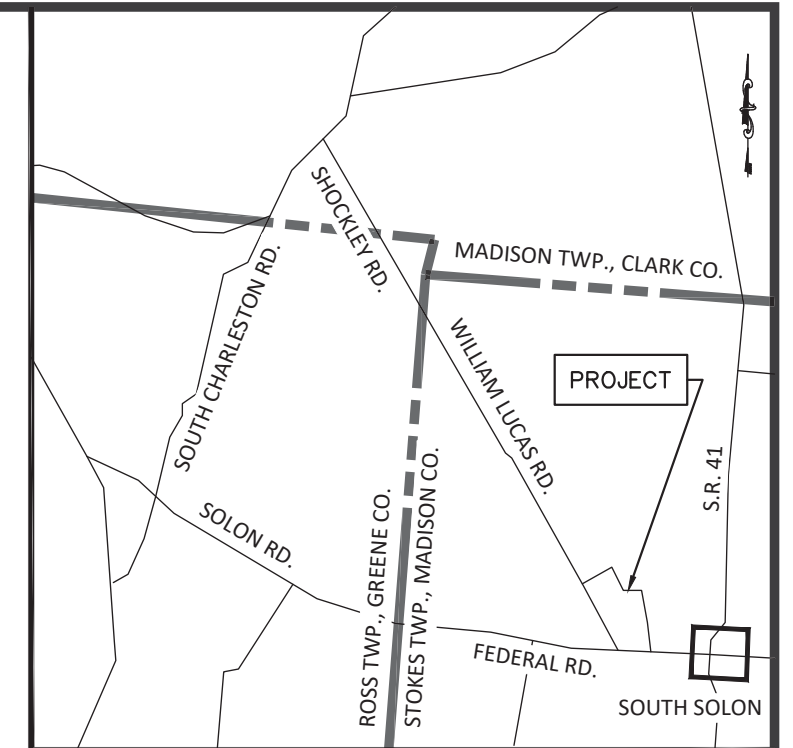
AUDITOR'S PARCEL	TOTAL ACREAGE	EX. R/W
27-00192.00	102.090 ACRES	3.7 ACRES

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



SURVEY PLATS USED:

122-17	CLINCO & SUTTON
19-93	BAKER
08-22	COTTRILL
03-04	BAKER



VICINITY MAP

OWNERSHIP:

BEING A RETRACEMENT SURVEY OF "TRACT I" IN THE NAME OF JACK EDWARD MIESMER, TRUSTEE IN MADISON COUNTY RECORDER'S OFFICIAL RECORD 331, PAGE 2070.

BASIS OF BEARINGS & COORDINATE:

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

SURVEY NOTES:

OCCUPATION IN GENERAL FITS THE SURVEY, UNLESS OTHERWISE NOTED.

MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED

VIRGINIA MILITARY SURVEY LINES ARE DEPICTED BASED ON COUNTY GIS.

POINT OF BEGINNING COORDINATES (GRID) NAD83-2011:

THE POINT OF BEGINNING COORDINATES ARE OHIO S.P.C. SOUTH AND ARE SHOWN TO ASSIST THE COUNTY LAND INFORMATION SYSTEM LOCATE THE PROPERTY. BEARINGS AND DISTANCES ARE REDUCED TO GROUND.

P.O.R. RAILROAD SPIKE FOUND	N 634759.39	E 1654640.07
P.O.B. 102.090 ACRES	N 634822.81	E 1653101.58

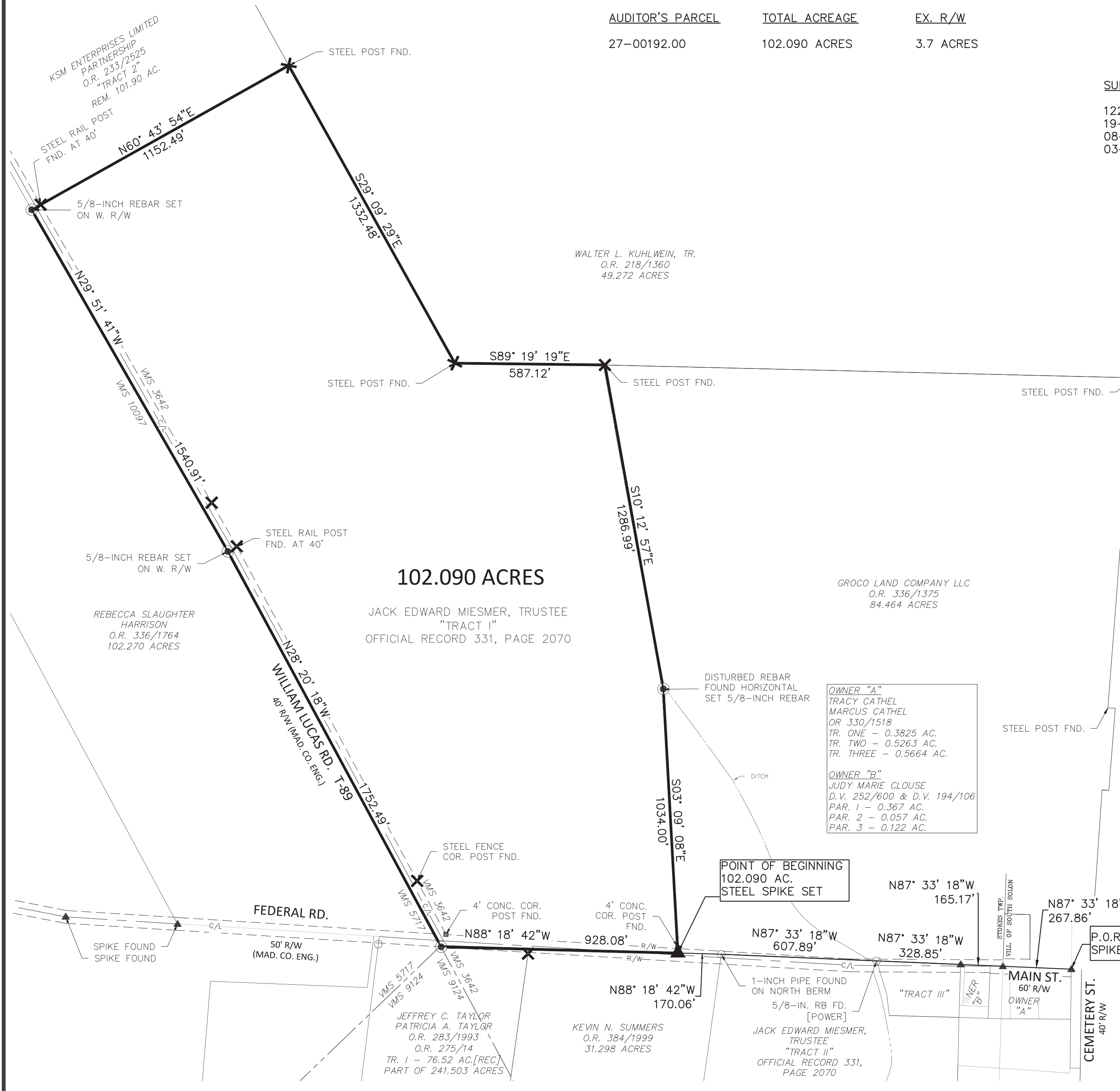
✕	STEEL POST FOUND
▲	SPIKE FOUND
○	REBAR/PIPE FOUND
●	SET 5/8-INCH REBAR WITH "POWER 7935" CAP
▲	SET STAINLESS STEEL SPIKE

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
AUG. 8, 2023
MARK D. POWER
PROFESSIONAL SURVEYOR S-7935



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



DESCRIPTION OF 102.090 ACRES OF LAND
SOUTH SIDE OF FEDERAL ROAD
STOKES TOWNSHIP, MADISON COUNTY, OHIO

Situate in the State of Ohio, Madison County, Stokes Township, Virginia Military Survey 3642, and being 102.090 acres of land, all that tract described as Tract I in a deed to Jack Edward Miesmer, Trustee in Official Record 331, Page 2070, Recorder's Office, Madison County, Ohio and known as Madison County auditor's Parcel 27-00192.00 and more particularly described as follows:

Beginning for Reference at a railroad spike found in the center of right of way of Main Street (60 feet wide) at the west right of way line extended of Cemetery Street (40 feet wide) in the Village of South Solon;

Thence North 87°33'18" West, along the north line of the lands described in a deed to Tracy & Marcus Cathel in Official Record 330, Page 1518, 267.86 feet to a railroad spike found in the center of right of way of Main Street at the intersection with the South Solon Corporation line;

Thence North 87°33'18" West, continuing with the north line of Cathel, along the north line of the lands described in a deed to Judy Marie Clouse in Deed Volume 194, Page 106 and Deed Volume 252, Page 600, and along the south line of an 84.464 acre tract described in a deed to Graco Land Company LLC, 165.17 feet to a steel spike set;

Thence North 87°33'18" West, along the south line of Graco Land Company LLC, the north line of Tract III described in a deed to Jack Edward Miesmer, Trustee in Official Record 331, Page 2070, 328.85 feet to a 5/8-inch rebar found with "Power" cap on the north side of Federal Road;

Thence North 87°33'18" West, along the south line of Graco Land Company LLC, along the north line of Tract II described in a deed to Jack Edward Miesmer, Trustee in Official Record 331, Page 2070, 607.89 feet to a 1-inch iron pipe found on the north berm of Federal Road;

Thence North 88°18'42" West, along the south line of Graco Land Company LLC, along the north line of a 31.298 acre tract described in a deed to Kevin N. Summers in Official Record 384, Page

1999, 170.06 feet to a steel spike set in the pavement of Federal Road, being the True Point of Beginning;

Thence North 88°18'42" West, continuing with the north line of said 31.294 Summers tract and along the north line of a 76.52 acre tract described in deeds to Jeffrey C. Taylor & Patricia A. Taylor in Official Record 283, Page 1993 and Official Record 275, Page 14, 928.08 feet to a 5/8-inch rebar set on the south side of Federal Road;

Thence North 28°20'18" West, along the west right of way line of William Lucas Road (40 feet wide) and an east line of a 102.270 acre tract described in a deed to Rebecca Slaughter Harrison in Official Record 336, Page 1764, 1752.49 feet to a to a 5/8-inch rebar set;

Thence North 29°51'41" West, along the west right of way line of William Lucas Road and an east line of said 102.270 acre Harrison tract, 1540.91 feet to a to a to a 5/8-inch rebar set;

Thence North 60°43'54" East, along the south line of the remainder of Tract 2 described in a deed to KSM Enterprises Limited Partnership in Official Record 233, Page 2525, passing a steel rail post found at 40.00 feet, 1152.49 feet to a steel post found;

Thence South 29°09'29" East, along a west line of a 49.272 acre tract described in a deed to Walter L. Kuhlwein, Trustee in Official Record 218, Page 1360, 1332.48 feet to a steel post found;

Thence South 89°19'19" East, along the south side of said 49.272 acres, 587.12 feet to a steel post found;

Thence South 10°12'57" East, along a west line of an aforementioned 84.464 acre tract described in a deed to Groco Land Company LLC, 1286.99 feet to a 5/8-inch rebar set;

Thence South 03°09'08" East, along a west line of said 84.464 acre tract, 1034.00 feet to the True Point of Beginning.

Containing 102.090 acres of land.

This description is based on a field survey by Power Geospatial, Ltd. In July 2023. 5/8-inch rebar set are thirty inches long with a plastic cap stamped "Power 7935".

An Ohio State Plane – South Zone bearing of North 87°33'18" West was measured for the center of right of way of Main Street from a railroad spike found in the center of right of way of Main Street (60 feet wide) at the west right of way line extended of Cemetery Street (40 feet wide) to a railroad spike found in the center of right of way of Main Street at the intersection with the South Solon Corporation line.



Aug. 7, 2023

Mark D. Power
Power Geospatial, Ltd.
Professional Surveyor No. 7935

