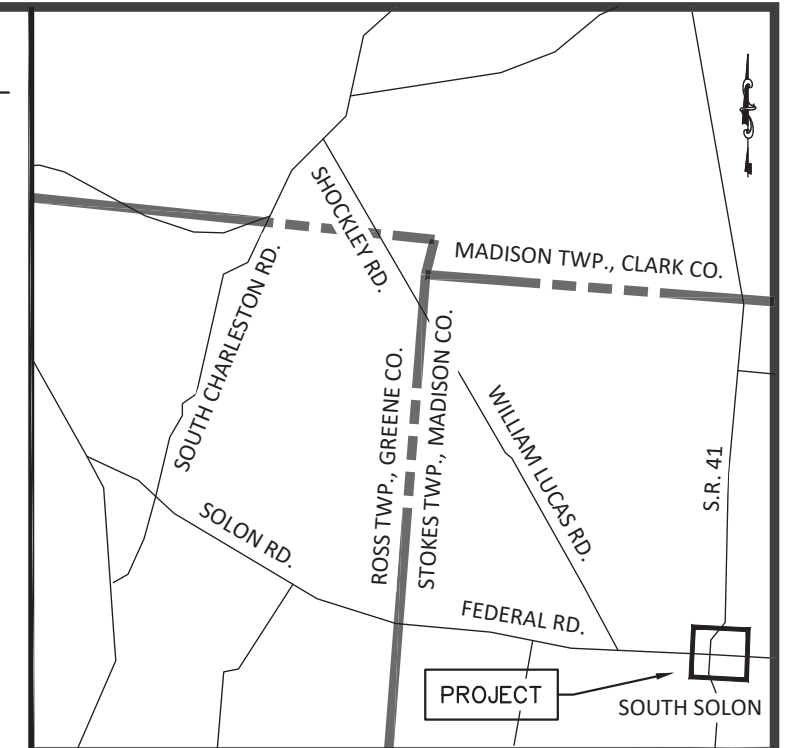
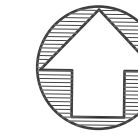


# PLAT OF SURVEY 30.010 AND 1.423 ACRES

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

**BASIS OF BEARINGS & COORDINATE:**

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



VICINITY MAP

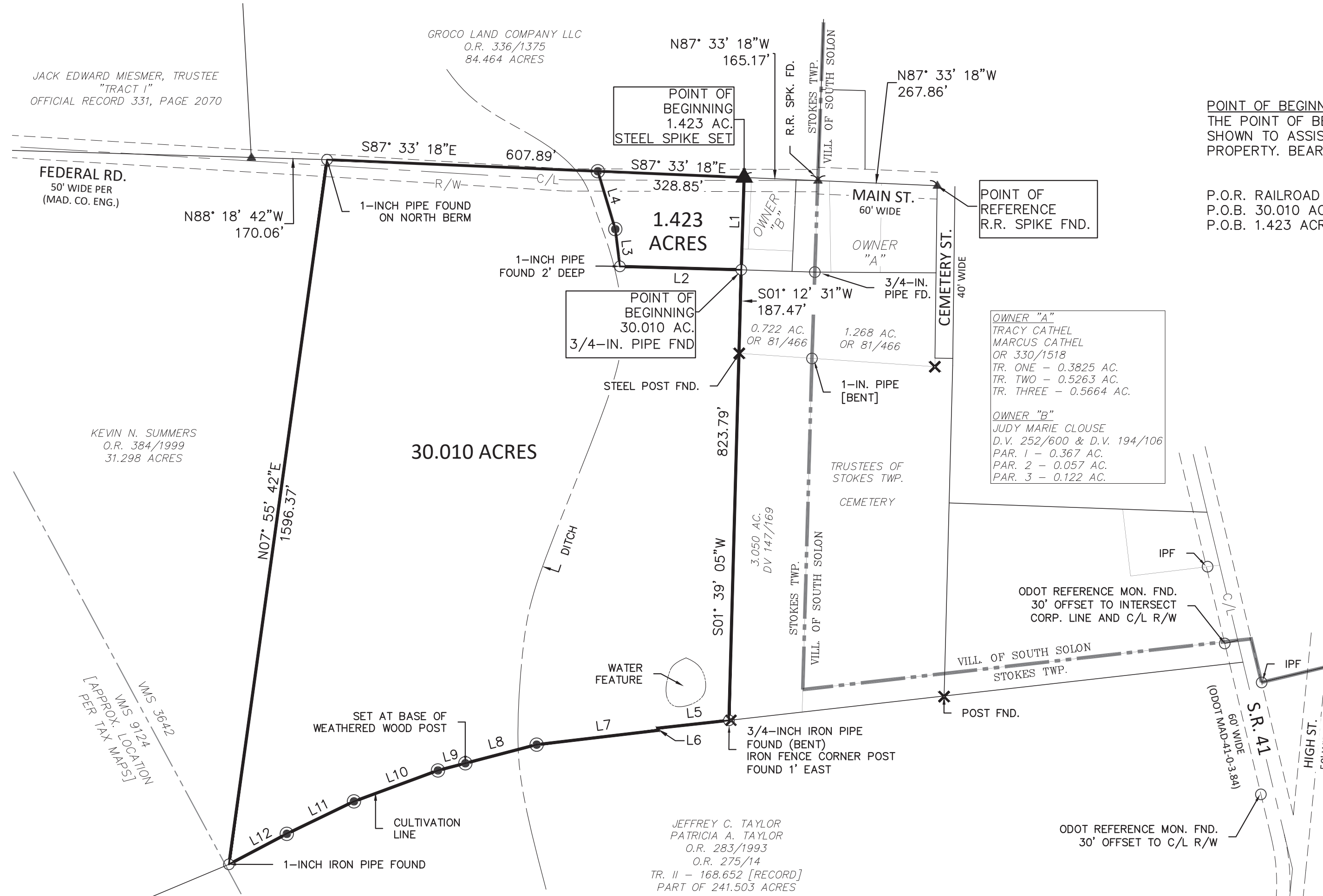
**OWNERSHIP:**

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

| AUDITOR'S PARCEL | TOTAL ACREAGE | APPROX. FEDERAL RD. R/W |
|------------------|---------------|-------------------------|
| 27-00076.00      | 30.010 ACRES  | 0.6 ACRES               |
| 27-00077.00      | 1.423 ACRES   | 0.3 ACRES               |

**SURVEY PLATS USED:**

122-17 CLINCO & SUTTON)  
19-93 BAKER)  
R/W SR. 41 (ODOT 1932)



**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. 30.010 ACRES         | N 634570.67 | E 1654200.76 |
| P.O.B. 1.423 ACRES          | N 634777.81 | E 1654207.43 |

|    |               |     |               |
|----|---------------|-----|---------------|
| L1 | S01° 50' 55"W | L7  | S83° 24' 26"W |
|    | N01° 50' 55"E |     | 273.97'       |
| L2 | S88° 23' 06"E | L8  | S75° 20' 51"W |
|    | N88° 23' 06"W |     | 165.27'       |
|    | 272.45'       |     |               |
| L3 | S06° 58' 49"E | L9  | S75° 20' 51"W |
|    | N06° 58' 49"W |     | 63.58'        |
|    | 84.29'        |     |               |
| L4 | S16° 49' 49"E | L10 | S69° 45' 20"W |
|    | N16° 49' 49"W |     | 200.81'       |
|    | 135.66'       |     |               |
| L5 | S83° 32' 24"W | L11 | S64° 26' 42"W |
|    | 160.75'       |     | 166.32'       |
| L6 | S06° 27' 36"E | L12 | S61° 58' 17"W |
|    | 5.00'         |     | 147.85'       |

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.

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

**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.



*Mark D. Power*  
AUG. 7, 2023  
MARK D. POWER  
PROFESSIONAL SURVEYOR S-7935

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

DESCRIPTION OF 1.423 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 1.423 acres of land, all that tract described as Tract III 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 27-00077.00 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);

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, leaving said centerline of right of way and continuing with the north line of Cathel and 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, 165.17 feet to a steel spike set being the True Point of Beginning;

Thence South 01°50'55" West, along the west line of Clouse, 207.27 feet to a 3/4 -inch iron pipe found;

Thence along tract II described in a deed to Jack Edward Miesmer, Trustee in Official Record 331, Page 2070 the following three courses and distances:

1. North 88°23'06" West, 272.45 feet to a 1-inch iron pipe found;
2. North 06°58'49" West, 84.29 feet to a 5/8-inch rebar set;
3. North 16°49'49" West, 135.66 to a 1-inch iron pipe found on the north berm of Federal Road;

Thence South 87°33'18" East, along the south line of an 84.464 acre tract described in a deed to Graco Land Company LLC in Official Record 336, Page 1375, 328.85 feet to the true Point of Beginning.

Containing 1.423 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 Federal Road 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

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



DESCRIPTION OF 30.010 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 30.010 acres of land, all that tract described as Tract II 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 27-00076.00 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);

Thence North  $87^{\circ}33'18''$  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  $87^{\circ}33'18''$  West, continuing with the north line of Cathel and 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, 165.17 feet to a steel spike set;

Thence South  $01^{\circ}50'55''$  West, along the west line of Clouse and the east line Tract III described in a deed to Jack Edward Miesmer, Trustee in Official Record 331, Page 2070, 207.27 feet to a 3/4-inch iron pipe found and the True Point of Beginning;

Thence South  $01^{\circ}12'31''$  West, along the west line of a 0.722 acre tract described in a deed to The Trustees of Stokes Township in Official Record 81, Page 466, 187.47 feet to an iron fence corner found;

Thence South  $01^{\circ}39'05''$  West, along the west line of a 3.050 acre tract described in a deed to The Trustees of Stokes Township in Deed Volume 147, Page 169, 823.79 feet to a 3/4-inch iron pipe found (bent) on the west side of an iron fence corner found;

Thence along the north lines of a 168.652 acre tract described as Tract II in deeds to Jeffrey C. Taylor and Patricia A Taylor of record in Official Record 283, Page 1993 and Official Record 275, Page 14, the following eight courses and distances:

1. South 83°32'24" West, 160.75 feet to a point;
2. South 06°27'36" East, 5.00 feet to a point;
3. South 83°24'26" West, 273.97 feet to a 5/8-inch rebar set;
4. South 75°20'51" West, 165.27 feet to a 5/8-inch rebar set at the base of a weathered wood fence post found;
5. South 75°20'51" West, 63.58 feet to a 5/8-inch rebar set;
6. South 69°45'20" West, 200.81 feet to a 5/8-inch rebar set;
7. South 64°26'42" West, 166.32 feet to a 5/8-inch rebar set;
8. South 61°58'17" West, 147.85 feet to a 1-inch iron pipe found;

Thence North 07°55'42" East, along the east line of a 31.298 acre tract described in a deed to Kevin N. Summers in Official Record 384, Page 1999, 1596.37 feet to a 1-inch iron pipe found along the north berm of Federal Road;

Thence South 87°33'18" East, along the south line of an 84.464 acre tract described in a deed to Graco Land Company in Official Record 336, Page 1375, 607.89 feet to a 5/8-inch rebar set on the north side of Federal Road at the northwest corner of Tract III described in a deed to Jack Edward Miesmer, Trustee in Official Record 331, Page 2070;

Thence along said Tract III the following three courses and distances:

1. South 16°49'49" East, 135.66 to a 5/8-inch rebar set;
2. South 06°58'49" East, 84.29 feet to a 5/8-inch rebar set;
3. South 88°23'06" East, 272.45 feet to the True Point of Beginning.

Containing 30.010 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

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Mark D. Power  
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