

Layout Tab Name: FINAL, Images: Xrefs:  
 Last Saved By: Swierz, 1/16/2024 8:52:46 AM  
 C:\Higgins\_LotSplits north of 70.dwg Plotted By: Swierz, Gary Plotted: January 16, 2024, 9:13:51 AM

DENNIS D WILT  
 DB317 PG510  
 05-00436.000  
 111.45 ACRES

N3°58'43"E 853.80'

V.M.S. 12142-12153

ROMAN CATHOLIC DIOCESE BISHOP OF COL.  
 DB 280 PG 720  
 05-00223.000  
 341.78 ACRES

HIGGINS FAMILY FARM LLC  
 DB411 PG2628  
 05-00179.002  
 ORIGINAL 196.82 ACRES  
 ENGR #219  
 59.88 ACRES

SEAN D MEADE  
 DB371 PG811  
 05-00349.000  
 80.47 ACRES

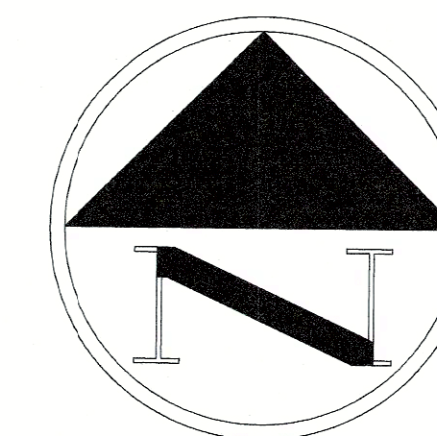
RYAN MCMURRAY  
 DB332 PG645  
 05-00155.000  
 121.71 ACRES

HIGGINS FAMILY FARM LLC  
 DB411 PG2628  
 05-00179.002  
 ORIGINAL 196.82 ACRES  
 ENGR #220  
 7.42 ACRES

ODOT PLANS  
 MADISON COUNTY  
 MAD 70-8.25  
 LIMITED ACCESS

**SURVEY DATA:**

HORIZONTAL DATUM - BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.



0 75 150 300  
 1:1800.0042 Feet

**CLOSURE 59.88 ACRES:**

N: 712,537.145 E: 1,715,737.624  
 N83°21'56"W 2,946.75'  
 N03°58'43"E 853.80'  
 S83°21'26"E 3,142.93'  
 S14°06'53"W 679.28'  
 N75°53'07"W 30.00'  
 S19°49'31"W 100.50'  
 S16°58'38"W 86.39'  
 N:712,537.143 E:1,715,737.621  
 CLOSURE:  
 Latitude: -0.0021'  
 Departure: -0.0028'  
 Precision: 1:2,222,314  
 Perimeter: 7,839.6500' Area: 59.8772 acres

**CLOSURE 7.42 ACRES:**

N: 712,462.501 E: 1,715,816.067  
 S82°00'31"E 1,042.81'  
 N82°04'12"E 456.16'  
 S74°19'23"W 1,618.55'  
 N08°48'04"E 161.98'  
 N07°27'37"E 302.03'  
 N09°21'04"E 60.66'  
 N:712,462.505 E:1,715,816.062  
 CLOSURE:  
 Latitude: 0.0041'  
 Departure: -0.0044'  
 Precision: 1:605,496  
 Perimeter: 3,642.1900' Area: 7.4169 acres

**LEGEND**

- IRON PIN FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- WOOD POST FOUND
- 5/8" IRON PIN SET WITH ID CAP
- MAG NAIL SET
- WIRE FENCE

**NOTE:**

ALL IRON PINS FOUND WITH PLASTIC CAP "R.I. BAKER S5939".

REVISION	No.	DATE

PROJECT No:	
DATE	01/15/2024
DES.	GSS
DR.	GSS
CKD.	GSS

4454 Idea Center Blvd Dayton, OH 45430-1500 937.461.5660 FAX: 937.461.0743
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<b>HIGGINS FAMILY FARM LLC</b> V.M.S. 12142-12153 DEER CREEK TOWNSHIP, MADISON COUNTY, OHIO
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<b>WOOLPERT</b> ADMINISTRATIVE ENGINEERING PROFESSIONAL
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<b>LOT SPLIT</b>
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SHEET No.	1 OF 1
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**CERTIFICATION:**

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON NOVEMBER AND DECEMBER 2023.

WOOLPERT, INC.

GARY S. SWIERZ  
 OHIO REGISTERED SURVEYOR NO. 7776

16 JAN 24  
 DATE





**DESCRIPTION OF  
LOT SPLIT FOR 196.82 ACRE TRACT  
7.42 ACRES / ENG #220  
MADISON COUNTY, OHIO  
JANUARY 15, 2024**

Situated in the Township of Deer Creek, County of Madison, State of Ohio, being a part of Virginia Military Survey(VMS) 12142-12153, also being 7.42 acres of a 196.82 acre tract of land conveyed to Higgins Family Farm LLC, as described in Deed Book 411, Page 2668, Parcel Number 05-00179.002, Engr #220 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Licking County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing at 1 inch iron pipe found, being the southeast corner of 59.88 acres of a 196.82 acre tract of land conveyed to Higgins Family Farm LLC, as described in Deed Book 411, Page 2668, Parcel Number 05-00179.002, Engr #219, the northeast corner of a 80.47 acre tract of land conveyed to Sean D. Meade, as described in Deed Book 371 Page 811, Parcel Number 05-00349.000 and the Limited Access Right of Way for Lafayette-Plain City Road/CR 5, described in ODOT Plans, Madison County MAD 70-6.25;

thence, along the east line of said 59.88 acre tract and said Limited Access Right of Way, North sixteen degrees fifty-eight minutes thirty-eight seconds East (N16°58'38"E), for eighty-six and 39/100 feet (86.39') to an iron pin set,

thence, continuing along the east line of said 59.88 acre tract and said Limited Access Right of Way, North nineteen degrees forty-nine minutes thirty-one seconds East (N19°49'31"E), for one hundred and 50/100 feet (100.50'), to an iron pin set;

thence, across said Lafayette-Plain City Road/CR 5, along a south line of said 59.88 acre tract, a south line of a 121.71 acre tract of land conveyed to Ryan McMurray, as described in Deed Book 332 Page 645, Parcel Number 05-00155.000 and said Limited Access Right of Way, South seventy-five degrees fifty-three minutes seven seconds East (S75°53'07"E), for sixty and 00/100 feet (60.00'), (passing a Mag Nail set at 30.00') to a point;

thence, along the west line of said 121.71 acre tract and said Limited Access Right of Way, South nine degrees twenty-one minutes four seconds West (S09°21'04"W), for two hundred forty and 38/100 feet (240.38'), to the southwest corner of said 121.71 acre tract, the northwest corner of said 7.42 acre tract and a fence line that has been recognized as the boundary for over 40 years, to an iron pin set, being the **POINT OF BEGINNING**;

thence, along the north line of said 7.42 acre tract, the south line of said 121.71 acre tract and said fence line, South eighty-two degrees zero minutes thirty-one seconds East (S82°00'31"E), for one thousand forty-two and 81/100 feet (1,042.81'), to an iron pin set;

thence, continuing along said lines, North eighty-two degrees four minutes twelve seconds East (N82°04'12"E), for four hundred fifty-six and 16/100 feet (456.16'), to the east corner of said 7.42 acre tract and said Limited Access Right of Way, to an iron pin set;

thence, along the south line of said 7.42 acre tract and said Limited Access Right of Way, South seventy-four degrees nineteen minutes twenty-three seconds West (S74°19'23"W), for one thousand six hundred eighteen and 55/100 feet (1,618.55'), to the southwest corner of said 7.42 acre tract and a corner of the Limited Access Right of Way, to an iron pin set;

thence, along the west line of said 7.42 acre tract and continuing along the said Limited Access Right of Way, North eight degrees forty-eight minutes four seconds East (N08°48'04"E), for one hundred sixty-one and 98/100 feet (161.98'), to an iron pin set;

thence, continuing along said lines, North seven degrees twenty-seven minutes thirty-seven seconds East (N07°27'37"E), for three hundred two and 03/100 feet (302.03'), to an iron pin set;

thence, continuing along said lines, North nine degrees twenty-one minutes four seconds East (N09°21'04"E), for sixty and 66/100 feet (60.66'), to the **POINT OF BEGINNING**, containing 7.42 acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT INC", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from said coordinate system by GPS observations and observations of selected stations in the National Geodetic Survey Continuously Operating Reference Station (NGS CORS) Network.

This description was prepared under the direction of Gary S. Swierz, Ohio Registered Surveyor No. 7776, of Woolpert Inc., based upon a field survey performed during October and December, 2023.



WOOLPERT

A handwritten signature in blue ink, appearing to read "Gary S. Swierz", written over a horizontal line.

16 JAN 24

Gary S. Swierz

Date

Ohio Registered Surveyor No. 7776

**DESCRIPTION OF  
LOT SPLIT FOR 196.82 ACRE TRACT  
59.88 ACRES / ENG #219  
MADISON COUNTY, OHIO  
JANUARY 15, 2024**

Situated in the Township of Deer Creek, County of Madison, State of Ohio, being a part of Virginia Military Survey(VMS) 12142-12153, also being 59.88 acres of a 196.82 acre tract of land conveyed to Higgins Family Farm LLC, as described in Deed Book 411, Page 2668, Parcel Number 05-00179.002, Eng #219 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Licking County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

**BEGINNING** at a 1 inch iron pipe found, being the southeast corner of said 59.88 tract, the northeast corner of a 80.47 acre tract of land conveyed to Sean D. Meade, as described in Deed Book 371 Page 811, Parcel Number 05-00349.000 and the Limited Access Right of Way for Lafayette-Plain City Road/CR 5, described in ODOT Plans, Madison County MAD 70-6.25;

thence, along the south line of said 59.88 acre tract and the north line of said 80.47 acre tract, North eighty-three degrees twenty-one minutes fifty-six seconds West (N83°21'56"W), for two thousand nine hundred forty-six and 75/100 feet (2,946.75') to the southwest corner of said 59.88 acre tract, the northwest corner of said 80.47 acre tract, the east line of a 111.45 acre tract of land conveyed to Dennis D. Wilt, as described in Deed Book 317 Page 510, Parcel Number 05-00436.00 and the VMS line between 12142-12153 and 6646, to an iron pin set;

thence, along the west line of said 59.88 acre tract, the east line of said 111.45 acre tract and said VMS line, North three degrees fifty-eight minutes forty-three seconds East (N03°58'43"E), for eight hundred fifty-three and 80/100 feet (853.80') to the northwest corner of said 59.88 acre tract and the southwest corner of a 341.78 acre tract of land conveyed to Roman Catholic Diocese Bishop of Cols, as described in Deed Book 280 Page 720, Parcel Number 05-00223.000, to a 1.5' square concrete monument with beveled point;

thence, leaving said VMS line, along the north line of said 59.88 acre tract and the south line of said 341.78 acre tract, South eighty-three degrees twenty-one minutes twenty-six seconds East (S83°21'26"E), for three thousand one hundred forty-two and 93/100 feet (3,142.93'), (passing another 1.5' square monument at 1591.7') to the northeast corner of said 59.88 acre tract, the southeast corner of said 341.78 acre tract, the centerline of said Lafayette-Plain City Road/CR 5 and the west line of a 121.71 acre tract of land conveyed to Ryan McMurray, as described in Deed Book 332 Page 645, Parcel Number 05-00155.000, to a Mag Nail set;

thence, along the east line of said 59.88 acre tract, the west line of said 121.71 acre tract and the centerline of said Lafayette-Plain City Road/CR 5, South fourteen degrees six minutes fifty-three seconds West (S14°06'53"W), for six hundred seventy-nine and 28/100 feet (679.28') to said Limited Access Right of Way for Lafayette-Plain City Road/CR 5, to a Mag Nail set;

thence, across said Lafayette-Plain City Road/CR 5, along a south line of said 59.88 acre tract and said Limited Access Right of Way, North seventy-five degrees fifty-three minutes seven seconds West (N75°53'07"W), for thirty and 00/100 feet (30.00'), to an iron pin set;

thence, along the east line of said 59.88 acre tract and said Limited Access Right of Way, South nineteen degrees forty-nine minutes thirty-one seconds West (S19°49'31"W), for one hundred and 50/100 feet (100.50'), to an iron pin set;

thence, continuing along said lines, South sixteen degrees fifty-eight minutes thirty-eight seconds West (S16°58'38"W), for eighty-six and 39/100 feet (86.39'), to the **POINT OF BEGINNING**, containing 59.88 acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT INC", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from said coordinate system by GPS observations and observations of selected stations in the National Geodetic Survey Continuously Operating Reference Station (NGS CORS) Network.

This description was prepared under the direction of Gary S. Swierz, Ohio Registered Surveyor No. 7776, of Woolpert Inc., based upon a field survey performed during October and December, 2023.



WOOLPERT

 \_\_\_\_\_ 16JAN24

Gary S. Swierz

Date

Ohio Registered Surveyor No. 7776