

LEGEND

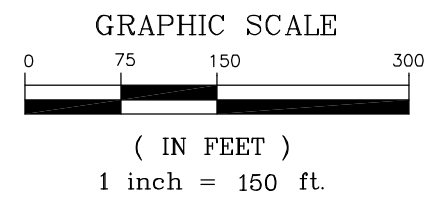
- IPF IRON PIN FOUND
- RBF REBAR FOUND
- ▲ RRSF RAILROAD SPIKE FOUND
- RBS REBAR SET
- x- EXISTING FENCE LINE

BASIS OF BEARINGS:
 THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE CENTERLINE OF OLMSTEAD ROAD, HAVING A BEARING OF SOUTH 33°53'13" EAST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

FLOOD NOTE:
 THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39097C0167D, WITH AN EFFECTIVE DATE OF 6/18/2010, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEY OF
3.000 ACRES
 LYING IN
 VIRGINIA MILITARY SURVEY NO. 2445
 TOWNSHIP OF JEFFERSON, COUNTY OF MADISON
 STATE OF OHIO



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JANUARY OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



Scott D. Grundei
 SCOTT D. GRUNDEI, P.S.
 REGISTERED SURVEYOR NO. 8047
 DATE: 2/6/24

LANDMARK SURVEY GROUP
 690 LAKEVIEW PLAZA BLVD. SUITE A
 WORTHINGTON OH. 43085
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 DATE: 2/6/24 FILE NO. SLF24-JB005-SPL

DRAWN BY: DJH

**DESCRIPTION OF 3.000 ACRES
LYING SOUTH OF ROBERTS ROAD
AND EAST OF OLMSTEAD ROAD**

Situated in the State of Ohio, County of Madison, Township of Jefferson, being part of Virginia Military Survey No. 2445, and being part of a 5.000 acre tract (Exhibit B, A.P.N. 08-00913.000) conveyed to Flowers Limited Partnership, by deed of record in Official Record 399, Page 1616, Recorder's Office, Madison County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at a railroad spike found, in the centerline intersection of Roberts Road (40 feet wide) and Olmstead Road (50 feet wide);

Thence South 33°53'13" East, a distance of 652.06 feet, passing a railroad spike found at a distance of 330.00 feet, along the centerline of said Olmstead Road, to a point, at the northwesterly corner of said 5.000 acre tract, and at the southwesterly corner of a 5.132 acre tract conveyed to Mark W. Maggard, by deed of record in Official Record 351, Page 2556;

Thence North 53°42'06" East, a distance of 260.56 feet, passing a 5/8 inch rebar found at a distance of 25.12 feet, along the line common to said 5.000 acre and 5.132 acre tracts, to a rebar set, and the **Point of True Beginning**;

Thence with the following two courses and distances, along the lines common to said 5.000 acre and 5.132 acre tracts:

- 1) North 53°42'06" East, a distance of 123.87 feet, to a rebar set;
- 2) North 82°30'31" East, a distance of 445.01 feet, to a 3/4 inch iron pin found, at the easterly common corner of said 5.000 acre and 5.132 acre tracts, and at a westerly corner of a 7.159 acre tract conveyed to Kevin L. and Joanna M. Mannon, by deed of record in Official Record 267, Page 369;

Thence South 37°53'23" East, a distance of 114.12 feet, along the line common to said 5.000 acre and 7.159 acre tracts, to a 3/4 inch iron pin found, at the southerly common corner of said 5.000 acre and 7.159 acre tracts, and on the northerly line of a 7.551 acre tract conveyed to Debra J. Flowers and Sherrie M. Beane, by deed of record in Official Record 418, Page 1156;

Thence South 53°11'44" West, a distance of 531.03 feet, along the line common to said 5.000 acre and 7.551 acre tracts, to a rebar set;

Thence North 33°53'13" West, a distance of 333.49 feet, across said 5.000 acre tract, to the **Point of Beginning**, containing 3.000 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The intent of the 3.000 acres is to be combined with the 7.551 acre tract abutting the southerly property line.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS). Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the centerline of Olmstead Road, having a bearing of South 33°53'13" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in January of 2024.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 2/6/24

Scott D. Grundei, P.S. Date
Registered Surveyor No. 8047