



REFERENCES:
 DEEDS AS NOTED
 COUNTY MAPS
 PREVIOUS SURVEYS
 EXISTING MONUMENTS

- LEGEND:
- FOUND MADISON COUNTY MONUMENT (MAD 05-032)
 - FOUND 5/8" IRON PIN
 - ⊙ FOUND MAGNETIC NAIL
 - ⊗ FOUND RAILROAD SPIKE
 - FOUND 5/8" IRON PIN & I.D. CAP STAMPED, "COTTRILL SURVEYING."
 - FOUND 5/8" IRON PIN & I.D. CAP STAMPED, "McCARTY ASSOCIATES."
 - ⊙ SET MAGNETIC NAIL
 - △ SET 5/8" IRON PIN & I.D. CAP STAMPED, "SHARRETT 8019."

(92.970 ACRE TRACT)

Beginning on a set 5/8" iron pin with a 1-1/4" plastic identification cap located on the northeast corner of Virginia Military Survey 6457, said iron pin being on the property line of a 1051.298 acre tract (Official Record 49, Page 770 / Heiner Gantenbrink Farms);

Thence along the easterly line of Virginia Military Survey 6457, being the property line of the 1051.298 acre tract, South 03° 37' 22" West a distance of 882.42 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set;

Thence leaving the easterly line of Virginia Military Survey 6457 and continuing along the property line of the 1051.298 acre tract the following two (2) courses:
 1. South 85° 06' 27" East a distance of 240.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
 2. South 18° 57' 30" West a distance of 17.14 feet to a magnetic nail set in the center of Linson Road (County Road 17 / 45' R/W);

Thence along the center of Linson Road, South 82° 23' 44" West, crossing the easterly line of Virginia Military Survey 6457, a distance of 291.43 feet to an iron spike found on the northwest corner of a 175.4126 acre tract (Official Record 394, Page 681 / Samuel Yoder and Co. LLC.);

Thence leaving the center of Linson Road and along the property line of the 175.4126 acre tract, South 04° 31' 19" West, passing the northeast corner of Virginia Military Survey 10432, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL SURVEYING" at 50.75 feet, going a total distance of 2850.84 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL SURVEYING" on the northeast corner of a 167.2702 acre tract (Official Record 394, Page 681 / Samuel Yoder & Co. LLC.);

Thence leaving the easterly line of Virginia Military Survey 10432 and along the property line of the 167.2702 acre tract, North 85° 54' 06" West a distance of 1324.44 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL SURVEYING" on the southeast corner of a 120.9683 acre tract (Official Record 394, Page 681 / Samuel Yoder & Co. LLC.);

Thence along the property line of the 120.9683 acre tract, North 04° 36' 35" East a distance of 2324.83 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the southwest corner of a 3.548 acre tract (Official Record 367, Page 2437 / Barry R. and Sherry Lynn Gallagher);

Thence along the property line of the 3.548 acre tract the following two (2) courses:
 1. South 85° 54' 25" East a distance of 500.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
 2. North 04° 36' 35" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 279.00 feet, going a total distance of 309.00 feet to a magnetic nail set on the south line of Virginia Military Survey 6457, said magnetic nail being in the center of Linson Road;

Thence along the south line of Virginia Military Survey 6457, being along the center of Linson Road, South 85° 54' 25" East a distance of 159.29 feet to a magnetic nail found at the intersection of the centerline of Hutson Road (Township Road 91 / 50' R/W) and Linson Road;

Thence leaving the south line of Virginia Military Survey 6457, the center of Linson Road and along the center of Hutson Road, North 02° 12' 04" East a distance of 989.78 feet to an iron spike found on the north line of Virginia Military Survey 6457, said magnetic nail being on the property line of the above mentioned 1051.298 acre tract (Official Record 49, Page 770 / Heiner Gantenbrink Farms);

Thence leaving the center of Hutson Road and along the north line of Virginia Military Survey 6457, being the property line of the 1051.298 acre tract, South 85° 02' 02" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 30.00 feet, going a total distance of 736.56 feet to the place of beginning, containing 92.970 acres more or less and being subject to the right of way of Linson Road (County Road 17 / 50' R/W), Hutson Road (Township Road 91 / 50' R/W) and all other legal easements of record.

NOTES:
 BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF FREDERICK A. BUCK AS RECORDED IN OFFICIAL RECORD 422, PAGE 11 OF THE MADISON COUNTY RECORDER'S OFFICE.

92.970 ACRE TRACT:
 BEING ALL OF AUDITOR'S PARCEL 14-00033.000, A 93.15 ACRE TRACT (92.970 ACRES AS SURVEYED).

ALL SET 5/8" x 30" IRON PINS WITH 1-1/4" PLASTIC IDENTIFICATION CAPS ARE STAMPED, "SHARRETT 8019."

BEARINGS ARE BASED ON GPS OBSERVATIONS TAKEN ON FEBRUARY 12, 2024 USING THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83) AND ARE TO BE USED TO DENOTE ANGLES ONLY.

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 16th DAY OF FEBRUARY, 2024 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

Paul Sharrett 2-16-24
 PAUL SHARRETT, PS 8019 DATE

THIS PLAT IS NOT VALID WITHOUT BLUE INK SEAL:



PSPS SURVEYING, INC.

740-775-3548
 800-848-3548

PAUL SHARRETT
 PROFESSIONAL SURVEYOR
 8728 ST. RT. 138
 CLARKSBURG, OHIO 43115

- LOTS
- FARMS
- SUBDIVISIONS
- CONSTRUCTION

SHEET	REVISIONS	
	FOR: THE FREDERICK A. BUCK ESTATE	
	SITUATED IN VIRGINIA MILITARY SURVEY 540, 6457 & 10432, PAINT TOWNSHIP, MADISON COUNTY, STATE OF OHIO.	
	FILENAME: MA2402.DWG	
JOB MA2402	DRAWN N.R.S.	DATE 2/16/2024

EXHIBIT "A"
(92.970 ACRE TRACT)

Being a tract of land that is now or formerly in the name of Frederick A. Buck as recorded in Official Record 422, Page 11 of the Madison County Recorder's Office and is situated in Virginia Military Surveys (V.M.S.) 540, 6457 and 10432, Paint Township, Madison County, State of Ohio and being more particularly described as follows:

Beginning on a set 5/8" iron pin with a 1-1/4" plastic identification cap located on the northeast corner of Virginia Military Survey 6457, said iron pin being on the property line of a 1051.298 acre tract (Official Record 49, Page 770 / Heiner Gantenbrink Farms);

Thence along the easterly line of Virginia Military Survey 6457, being the property line of the 1051.298 acre tract, South 03° 37' 22" West a distance of 882.42 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set;

Thence leaving the easterly line of Virginia Military Survey 6457 and continuing along the property line of the 1051.298 acre tract the following two (2) courses:

- 1. South 85° 06' 27" East a distance of 240.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;*
- 2. South 18° 57' 30" West a distance of 17.14 feet to a magnetic nail set in the center of Linson Road (County Road 17 / 45' R/W);*

Thence along the center of Linson Road, South 82° 23' 44" West, crossing the easterly line of Virginia Military Survey 6457, a distance of 291.43 feet to an iron spike found on the northwest corner of a 175.4126 acre tract (Official Record 394, Page 681 / Samuel Yoder and Co. LLC.);

Thence leaving the center of Linson Road and along the property line of the 175.4126 acre tract, South 04° 31' 19" West, passing the northeast corner of Virginia Military Survey 10432, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL SURVEYING" at 50.75 feet, going a total distance of 2650.64 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL SURVEYING" on the northeast corner of a 167.2702 acre tract (Official Record 394, Page 681 / Samuel Yoder & Co. LLC.);

Thence leaving the easterly line of Virginia Military Survey 10432 and along the property line of the 167.2702 acre tract, North 85° 54' 06" West a distance of 1324.44 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL SURVEYING" on the southeast corner of a 120.9683 acre tract (Official Record 394, Page 681 / Samuel Yoder & Co. LLC.);

Thence along the property line of the 120.9683 acre tract, North 04° 36' 35" East a distance of 2324.93 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the southwest corner of a 3.546 acre tract (Official Record 367, Page 2437 / Barry R. and Sherry Lynn Gallagher);

Thence along the property line of the 3.546 acre tract the following two (2) courses:

- 1. South 85° 54' 25" East a distance of 500.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;*

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