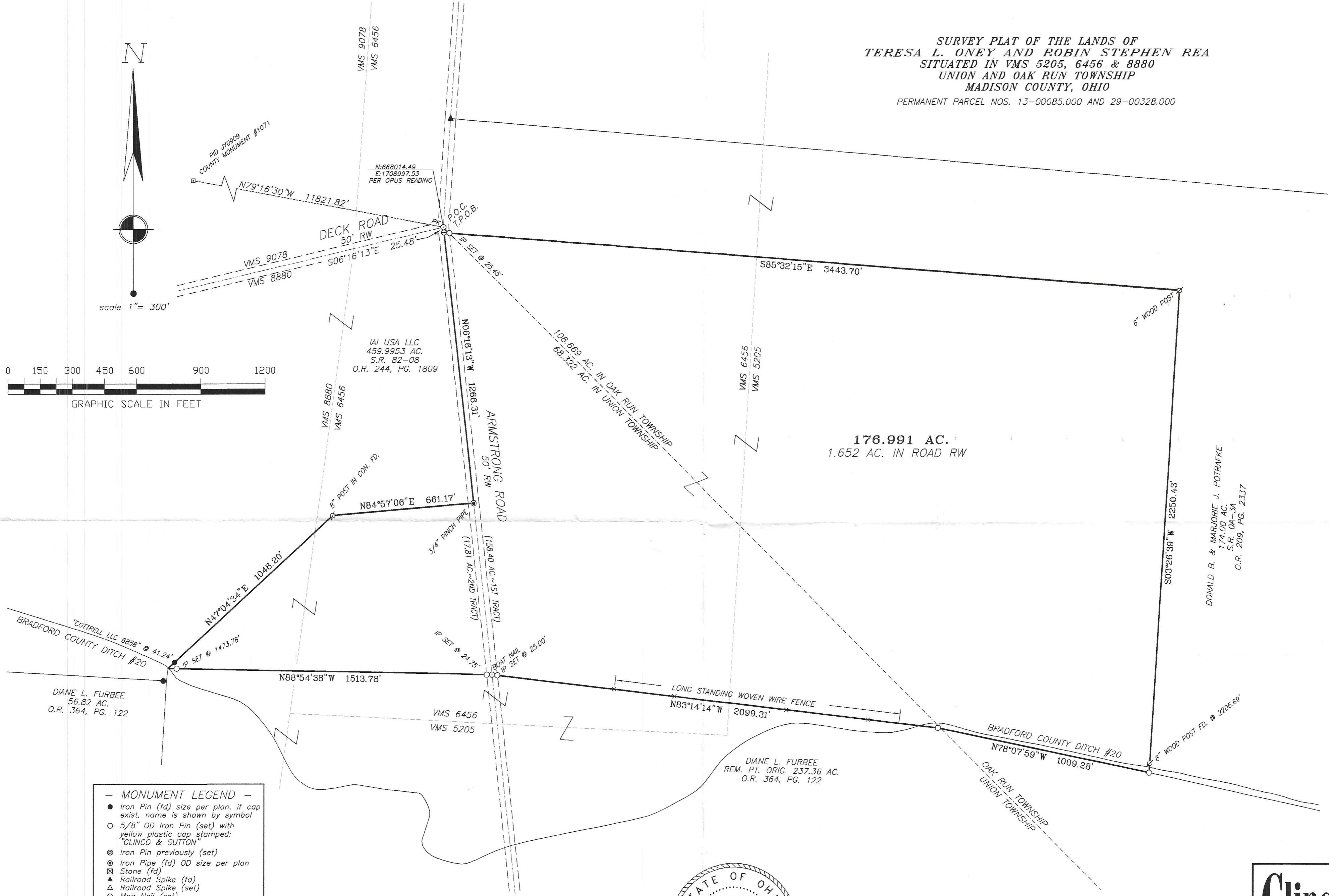
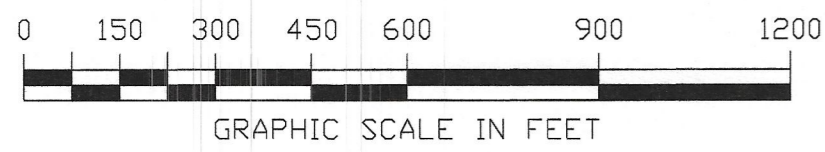
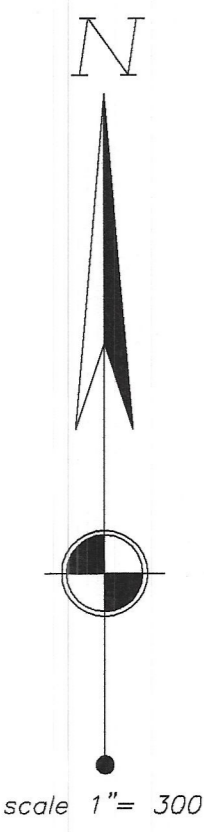


SURVEY PLAT OF THE LANDS OF  
**TERESA L. ONEY AND ROBIN STEPHEN REA**  
 SITUATED IN VMS 5205, 6456 & 8880  
 UNION AND OAK RUN TOWNSHIP  
 MADISON COUNTY, OHIO  
 PERMANENT PARCEL NOS. 13-00085.000 AND 29-00328.000



- MONUMENT LEGEND —
- Iron Pin (fd) size per plan, if cap exist, name is shown by symbol
  - 5/8" OD Iron Pin (set) with yellow plastic cap stamped: "CLINCO & SUTTON"
  - ⊙ Iron Pin previously (set)
  - ⊕ Iron Pipe (fd) OD size per plan
  - ⊗ Stone (fd)
  - ▲ Railroad Spike (fd)
  - △ Railroad Spike (set)
  - ⊕ Mag Nail (set)
  - ⊠ Concrete Monument (fd)
  - ⊙ PK or Mag Nail (fd)
  - ⊗ Post (fd) size per plan

NOTE: Bearings used are based on NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are based upon Grid distances. The combined scale factor is 0.9999273321. To obtain Ground distances divide the Grid distance by the combined scale factor. Monuments found or set are in good condition unless otherwise labeled. Deeds & Survey Records as noted on drawing are source data for this survey.

NOTES:  
 TERESA L. ONEY AND ROBIN STEPHEN REA ACQUIRED TITLE PER OFFICIAL RECORD 419, PAGE 861.  
 THE VMS LINES AS SHOWN ARE BASED UPON SCALED DISTANCES FROM THE MADISON COUNTY TAX MAPS.



*R. Douglas Sutton*  
 R. DOUGLAS SUTTON  
 OHIO PROFESSIONAL SURVEYOR 7124

Clinco & Sutton

SURVEYORS

61 SOUTH MULBERRY ST.  
 WILMINGTON, OH 45177

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JOB NO. 2023/23770

DRWG NO. 23770

DATE: NOVEMBER 2023

DONALD B. & MARJORIE J. POTRAFKE  
 174.00 AC.  
 S.R. 04-34  
 O.R. 209, PG. 2337

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61 South Mulberry Street  
Wilmington, Ohio 45177  
(937) 382-2107  
Doug@clincosutton.com



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384 Woodcrest Lane  
Xenia, Ohio 45385  
(937) 376-4609

Description of a  
176.991 acre tract for  
Teresa L. Oney and Robin Stephen Rea  
November 13, 2023

Situated in Union and Oak Run Townships, Madison County, Ohio, Virginia Military Survey Numbers 5205, 6456 & 8880, and being all of a 158.40 acre tract and all of a 17.81 acre tract as conveyed by deed to Teresa L. Oney and Robin Stephen Rea as recorded in Volume 419, Page 861 of the Madison County Official Records and being more particularly described as follows:

Commencing for reference at a PK masonry nail found at the intersection of Armstrong Road and Deck Road and also being a corner to Oak Run and Union Townships;

thence with the centerline of Armstrong Road S 06°16'13" E 25.48' to a mag nail set at the westerly corner of Donald B. & Marjorie J. Potrafke's 174.00 acre tract (Official Record 209, Page 2337) and also being the True Point of Beginning for this tract herein described;

thence with the line of said Potrafke's 174.00 acre tract S 85°32'15" E (passing an iron pin set at 25.45') 3443.70' to a 6" wood post found;

thence continuing with the line of Potrafke's land S 03°26'39" W (passing an 8" wood post found on the north side of Bradford County Ditch #20 at 2206.69') 2250.43' to an iron pin set on the south side of said ditch and being in the northerly line of Diane L. Furbee's remaining part of an original 237.36 acre tract (Official Record 364, Page 122);

thence running along the south side of the Bradford Ditch with the northerly line of said Furbee's remaining part of an original 237.36 acre tract N 78°07'59" W 1009.28' to an iron pin set;

thence crossing said ditch with the northerly line of said Furbee's land N 83°14'14" W (passing an iron pin set at 2074.31') 2099.31' to a boat nail found in the centerline of Armstrong Road;

thence continuing with the northerly line of Furbee's land N 88°54'38" W (passing an iron pin set at 24.75' and an iron pin set at 1473.78') 1513.78' to the southeasterly corner of IAI USA LLC's 459.9953' acre tract (Official Record 244, Page 1809);

thence with the southeasterly line of IAI USA LLC's 459.9953 acre tract N 47°04'34" E (passing an iron pin capped "Cottrell LLC 6858" at 41.24') 1048.20' to an 8" wood post found in concrete;

thence continuing with the southeasterly line of IAI USA LLC's land N 84°57'06" E 661.17' to a 3/4" pinch pipe found in the centerline of Armstrong Road;

thence with the centerline of Armstrong Road N 06°16'13" W 1266.31' to the True Point of Beginning containing 176.991 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in November, 2023.

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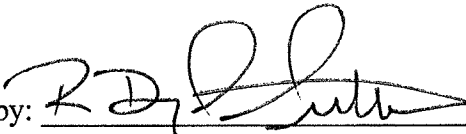
Legal description of 176.991 acres of land

Note: The above described 176.991 acre tract contains 68.322 acres in Union Township and 108.669 acres in Oak Run Township.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

Bearings are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are Grid Distances. The Combined Scale Factor is 0.9999273321. To obtain Ground Distances divide the Grid Distance by the Combined Scale Factor.

Filed in Volume \_\_\_\_, Page \_\_\_\_ of the Madison County Surveyor's Records.

Prepared by:   
R. Douglas Sutton, P.S.  
Ohio Professional Surveyor

23770.leg