

**SITUATE**

Situate in the State of Ohio, County of Madison Township of Pleasant and lying in Virginia Military Survey Number 8207 being part of a 116.000 acre tract (Tract 2) (PID: 17-00469.000) being conveyed to Howard E. Shumate, by deed of record in Official Record 338, Page 1918 all records herein are from the Recorder's Office, Madison County, Ohio.

**BASIS OF BEARINGS**

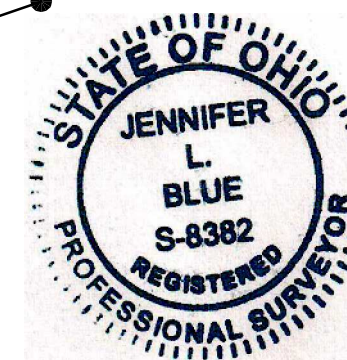
The bearings in the above description are based on the bearing of North 70°54'14" West, for the centerline of Dyer Road, as observed from GPS observations using the Ohio State Plane Coordinate System South Zone, 1983 adjustment.

**BOUNDARY SURVEY NOTE**

THIS PLAT CONSTITUTES A BOUNDARY SURVEY AS SET FORTH IN THE MINIMUM STANDARDS FOR BOUNDARY SURVEYING IN THE STATE OF OHIO, ADMINISTRATIVE CODE CHAPTER 4733-37 AND PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF OHIO PURSUANT TO CHAPTER 4733.

**SURVEYOR'S CERTIFICATE**

THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN MARCH, 2024.



RAJ V. PATEL  
PANNA R. PATEL  
95.649 ACRES  
O.R. 380, PG. 1320

*JLB*  
Jennifer L. Blue, P.S.  
Registered Surveyor No. 8382  
DATE: 4/10/24

**LEGEND**

- ▲ MAG NAIL FOUND
- 5/8" IRON REBAR SET  
YELLOW CAP "BLUE 8382"
- 5/8" IRON PIN FOUND
- ⊕ MAG NAIL SET

	14450 St. Rt. 56 W Mt. Sterling, OH 43143 (614)774-8577 FAX(740)477-9865	
	2.000 ACRES LYING IN VIRGINIA MILITARY SURVEY NO. 8207 PLEASANT TOWNSHIP MADISON COUNTY, OHIO	
DATE: 3-24	SCALE: 1"=100'	SHEET 1 OF 1
DRWN BY: JB	APPROVED BY:	JOB NUMBER
FIELD BY: JB		DYER

**BLUE-J SURVEYING, LLC**  
**14450 State Route 56 West**  
**Mount Sterling, Oh 43143**  
**PH. 614-774-8577**

Description of 2.000 Acre Tract

Situated in The State of Ohio, County Madison, Township of Pleasant, lying in Virginia Military Survey Number 8207 and being part of a 116.000 acre tract (Tract 2) (PID: 17-00469.000) being conveyed to Howard E. Shumate, by deed of record in Official Record 338, Page 1918, all records hereon are from the Recorder's Office, Madison County, Ohio, said 2.000 acre tract being more particularly described as follows:

Beginning for Reference at a MAG Nail found at the northwest corner of a 1.6147 acre tract being conveyed to Chase A. Blankenship and Kaityln M. Blankenship, by deed of record in Official Record 417, Page 733 and in the east line of said 116.000 acre tract, said spike bears westerly along the centerline of Dyer Road a distance of 3689.90 feet from a steal spike found in the centerline intersection of State Route 56 at Station 210+81.90 with Dyer Road at Station 04+54.93;

Thence South  $70^{\circ}54'14''$  West, a distance of 391.38 feet, along the centerline of said Dyer Road, to a Mag Nail Set at the TRUE POINT OF BEGINNING:

Thence the following three (3) courses and distances over and across said 116.000 acre tract:

1. South  $17^{\circ}24'44''$  East, a distance of 348.16 feet, to an iron rebar set;
2. South  $70^{\circ}54'14''$  West, a distance of 250.34 feet, to a an iron rebar set;
3. North  $17^{\circ}24'44''$  West, a distance of 348.16 feet, to a Mag Nail set in the centerline of said Dyer Road;

Thence North  $70^{\circ}54'14''$  East, a distance of 250.34 feet, along the centerline of said Dyer Road, to the POINT OF BEGINNING, containing 2.000 acres of land more or less. Begin subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of North 70°54'14" West, for the centerline of Dyer Road as observed from GPS observations using the Ohio State Plane Coordinate System South Zone, NAD 83, 1986 adjustment as surveyed in March, 2024.

All set iron rebar are 5/8 inch, 30 inch long having a plastic 1" yellow I.D. cap stamped "BLUE 8382"

The description is based on an actual field survey as performed by Blue-J Surveying LLC in March, 2024 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.



**BLUE-J SURVEYING, LLC**

*JLB* 4/10/24

**Jennifer L. Blue, P.S.**

**Registered Surveyor No. 8382**