

PLAT OF SURVEY

VMS 8505 & 4156
RANGE TOWNSHIP, MADISON COUNTY, OHIO

BASIS OF BEARINGS:

NAD 83 (2011 ADJUSTMENT)
OHIO STATE PLANE - SOUTH ZONE
ACCORDING TO THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE GPS SYSTEM A BEARING OF S02°00'28"W WAS MEASURED FOR THE CENTERLINE OF DORN ROAD.

VMS (VIRGINIA MILITARY SURVEY):

THE SOURCE OF LOCATION FOR VMS LINES IS THE MADISON COUNTY GIS FILE.

ROAD RIGHT OF WAY:

DORN ROAD (T-76) R-O-W IS 40' WIDE
COUNTS ROAD (T-75) R-O-W IS 40' WIDE

NET EFFECTIVE ACREAGE

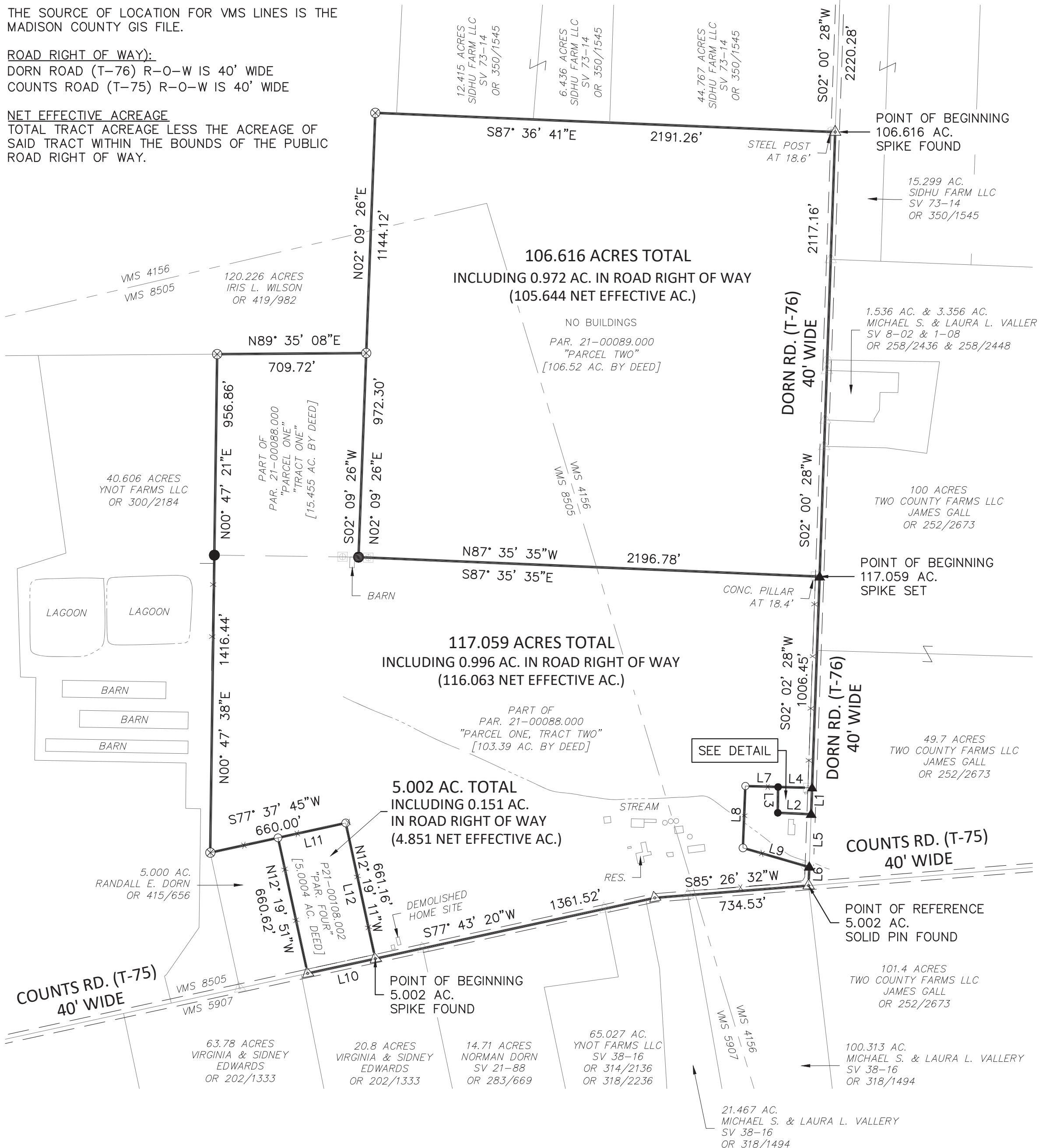
TOTAL TRACT ACREAGE LESS THE ACREAGE OF SAID TRACT WITHIN THE BOUNDS OF THE PUBLIC ROAD RIGHT OF WAY.

POINT OF REFERENCE FOR
106.616, 117.059, 0.458 AC.
SOLID PIN FOUND

S.R. #323

OWNERSHIP:

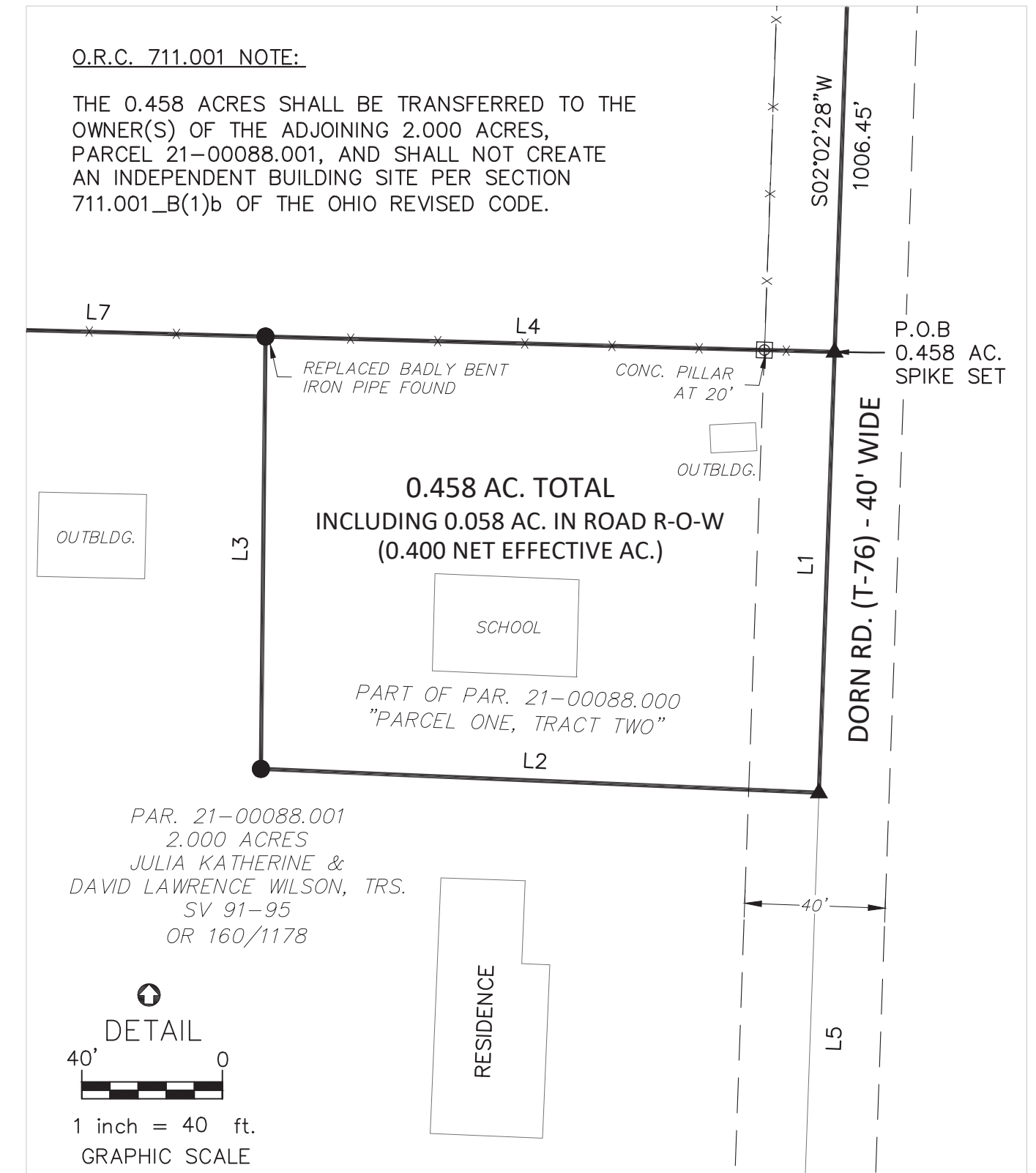
BEING A SURVEY OF "PARCEL ONE", "PARCEL TWO", & "PARCEL FOUR" DESCRIBED IN DEEDS TO JULIA KATHERINE WILSON, MYRTA JEAN HOWLAND, MARJORIE ARLENE DANIELS, AND DAVID LAWRENCE WILSON IN: O.R. 250, PAGE 241; O.R. 250, PAGE 247; O.R. 266, PAGE 1073, RECORDER'S OFFICE, MADISON COUNTY, OHIO.



- L1
S02° 02' 28"W
125.49'
- L2
N87° 33' 31"W
158.92'
- L3
N00° 36' 00"E
123.01'
- L4
N88° 27' 24"W
S88° 27' 24"E
162.02'
- L5
S02° 02' 28"W
251.69'
- L6
S02° 02' 28"W
88.26'
- L7
N88° 27' 24"W
155.84'
- L8
S02° 12' 55"W
294.62'
- L9
S73° 54' 06"E
328.58'
- L10
S77° 43' 20"W
329.65'
- L11
N77° 37' 45"E
329.78'
- L12
S12° 19' 11"E
661.16"

O.R.C. 711.001 NOTE:

THE 0.458 ACRES SHALL BE TRANSFERRED TO THE OWNER(S) OF THE ADJOINING 2.000 ACRES, PARCEL 21-00088.001, AND SHALL NOT CREATE AN INDEPENDENT BUILDING SITE PER SECTION 711.001_B(1)b OF THE OHIO REVISED CODE.



- SET 5/8-INCH REBAR WITH "POWER 7935" CAP
- ▲ SPIKE SET
- ⊗ STEEL POST FOUND
- 3/4-IN. IRON PIPE FOUND
- ⊕ CONCRETE PILLAR FOUND
- △ SOLID PIN/SPIKE FOUND
- x — x — x —
OCCUPATION FENCE

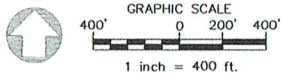
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR BOUNDARY SURVEYS, CHAPTER 4733-37, O.A.C. AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH. THE FIELD WORK WAS PERFORMED IN MAY 2024.

06/11/24
MARK D. POWER
PROFESSIONAL SURVEYOR S-7935



P.O. BOX 581 LONDON, OHIO 43140 614-546-8337





BASIS OF BEARINGS:

NAD 83 (2011 ADJUSTMENT)
OHIO STATE PLANE - SOUTH ZONE
ACCORDING TO THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL
REFERENCE GPS SYSTEM A BEARING OF S02°00'28"W WAS MEASURED FOR
THE CENTERLINE OF DORN ROAD.

VMS (VIRGINIA MILITARY SURVEY):

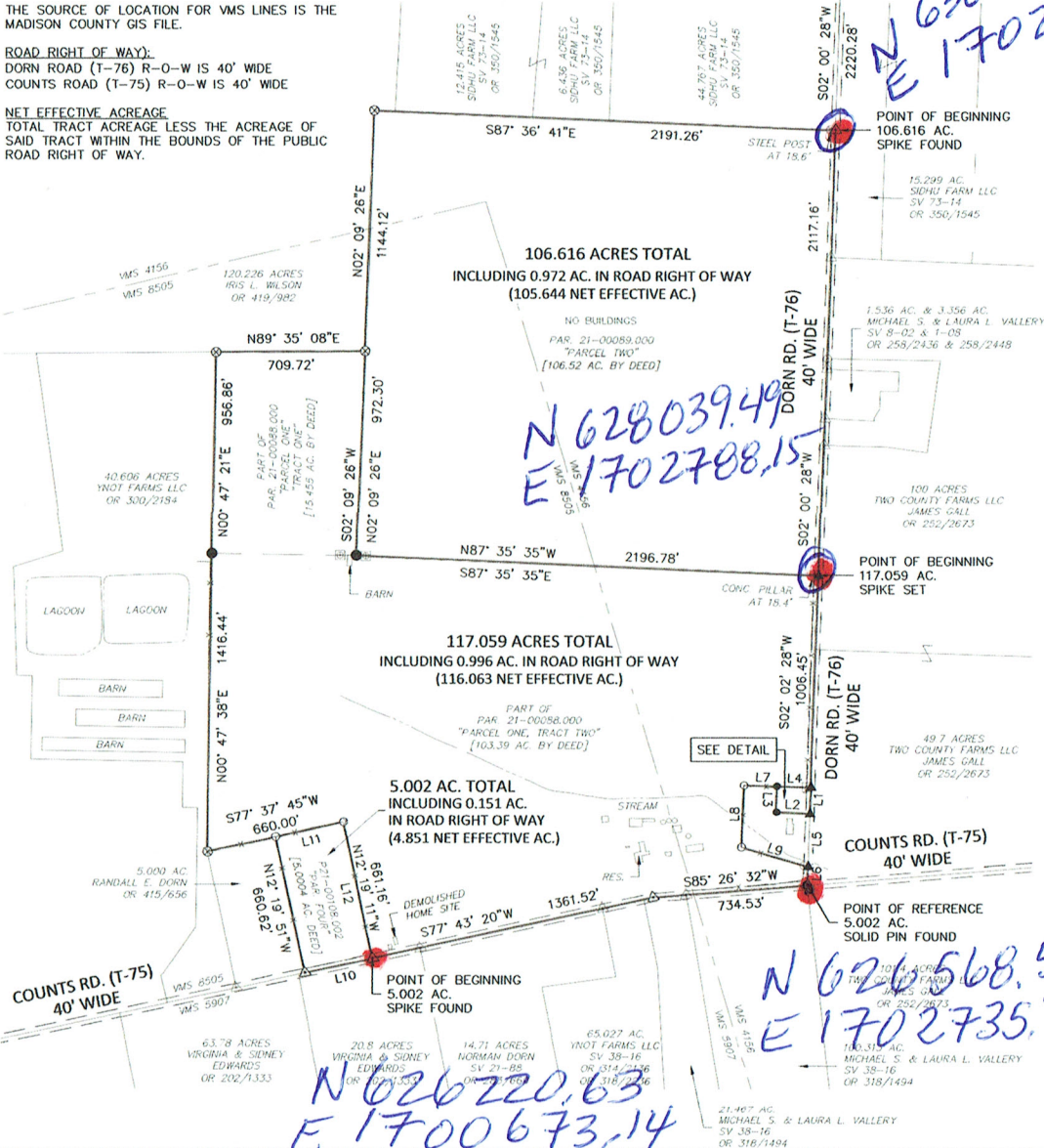
THE SOURCE OF LOCATION FOR VMS LINES IS THE
MADISON COUNTY GIS FILE.

ROAD RIGHT OF WAY:

DORN ROAD (T-76) R-O-W IS 40' WIDE
COUNTS ROAD (T-75) R-O-W IS 40' WIDE

NET EFFECTIVE ACREAGE

TOTAL TRACT ACREAGE LESS THE ACREAGE OF
SAID TRACT WITHIN THE BOUNDS OF THE PUBLIC
ROAD RIGHT OF WAY.



N 632 374.26
E 170 2940.11

N 628 039.49
E 170 2788.15

N 626 568.52
E 170 2735.73

N 626 220.63
E 170 0673.14

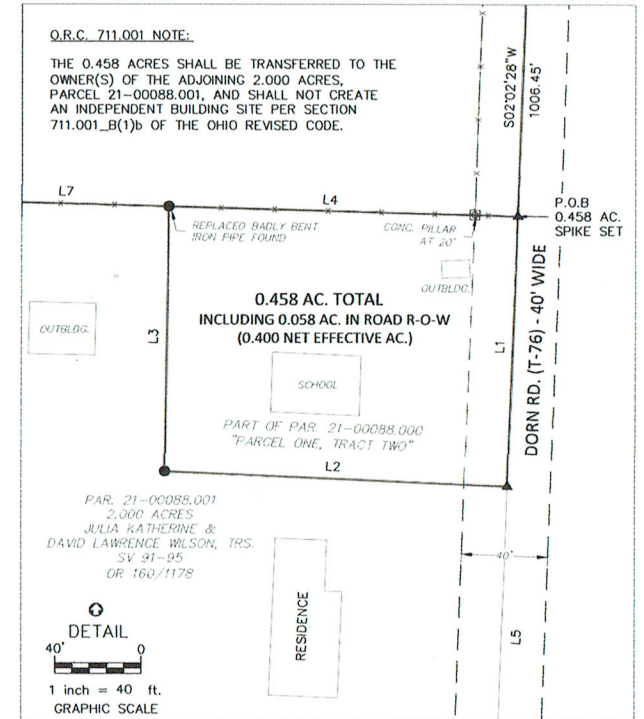
PLAT OF SURVEY

VMS 8505 & 4156
RANGE TOWNSHIP, MADISON COUNTY, OHIO

OWNERSHIP:

BEING A SURVEY OF "PARCEL ONE", "PARCEL TWO", & "PARCEL FOUR"
DESCRIBED IN DEEDS TO JULIA KATHERINE WILSON, MYRTA JEAN HOWLAND,
MARJORIE ARLENE DANIELS, AND DAVID LAWRENCE WILSON IN:
O.R. 250, PAGE 241; O.R. 250, PAGE 247; O.R. 266, PAGE 1073,
RECORDER'S OFFICE, MADISON COUNTY, OHIO.

- L1 S02° 02' 28"W 125.49'
- L2 N87° 33' 31"W 158.92'
- L3 N00° 36' 00"E 123.01'
- L4 N88° 27' 24"W 162.02'
- L5 S02° 02' 28"W 251.69'
- L6 S02° 02' 28"W 88.26'
- L7 N88° 27' 24"W 155.84'
- L8 S02° 12' 55"W 294.62'
- L9 S73° 54' 06"E 328.58'
- L10 S77° 43' 20"W 329.65'
- L11 N77° 37' 45"E 329.78'
- L12 S12° 19' 11"E 661.16"



- SET 5/8-INCH REBAR WITH "POWER 7935" CAP
- ▲ SPIKE SET
- ⊗ STEEL POST FOUND
- 3/4-IN. IRON PIPE FOUND
- ⊞ CONCRETE PILLAR FOUND
- ⊞ SOLID PIN/SPIKE FOUND
- OCCUPATION FENCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH
IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD
DETAIL REQUIREMENTS FOR BOUNDARY SURVEYS, CHAPTER 4733-37, O.A.C.
AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS
SUBJECT TO ANY FACTS REVEALED BY SUCH. THE FIELD WORK WAS
PERFORMED IN MAY 2024.

06/11/24
MARK D. POWER
PROFESSIONAL SURVEYOR S-7935



P.O. BOX 581 LONDON, OHIO 43140 614-546-8337



DESCRIPTION OF 117.059 ACRES OF LAND
WEST SIDE OF DORN ROAD
RANGE TOWNSHIP, MADISON COUNTY, OHIO

Situated in the State of Ohio, Madison County, Range Township, Virginia Military Surveys #8505 & 4156, and being all of that tract of land described as Parcel One – Tract One [15.455 acres by deed record], and part of that tract of land described as Parcel One – Tract Two [103.39 acres by deed record] in deeds to Julia Katherine Wilson, Myrta Jean Howland, Marjorie Arlene Daniels, and David Lawrence Wilson in Official Record Volume 250, Page 241, Official Record 250, Page 247, and Official Record 266, Page 1073. Deeds are on file in the Madison County Recorder's Office. Said 117.059 acres being part of Madison County Auditor Parcel 21-00088.000 and more particularly described as follows:

Beginning for Reference at a solid iron pin found at the intersection of the centerline of State Route 323 and Dorn Road (T-76 and 40 feet wide);

Thence South 02°00'28" West, along the centerline of Dorn Road, 2220.28 feet to a steel spike found;

Thence South 02°00'28" West, along the centerline of Dorn Road, 2117.16 feet to a steel spike set at an angle point in Dorn Road and the True Point of Beginning;

Thence South 02°02'28" West, along the centerline of Dorn Road, 1006.45 feet to a steel spike set;

Thence North 88°27'24" West, with an occupation fence along the north line of a 0.458 acre tract of land occupied by a schoolhouse, a distance of 162.02 feet to a 3/4-inch iron pipe badly bent and replaced by a 5/8-inch rebar set;

Thence North 88°27'24" West, along a northerly line of a tract of land [2.000 acres by deed record] described in a deed to David Lawrence Wilson and Julia Katherine Wilson, Trustees in Official Record 160, page 1178, a distance of 155.84 feet to a 3/4-inch iron pipe found;

Thence South 02°12'55" West, along an easterly line of said 2.000 acres [by deed record], a distance of 294.62 feet to a 3/4-inch iron pipe found;

Thence South 73°54'06" East, along a southerly line of said 2.000 acres [by deed record], a distance of 328.58 feet to a steel spike set in the centerline of Dorn Road;

Thence South 02°02'28" West, along the centerline of Dorn Road, 88.26 feet to a steel spike found at the intersection with the centerline of Counts Road (T-75 and 40 feet wide);

Thence South 85°26'32" West, along the centerline of Counts Road, 734.53 feet to a steel spike found;

Thence South 77°43'20" West, along the centerline of Counts Road, 1361.52 feet to a steel spike found;

Thence North 12°19'11" West, along the easterly line of a tract of land [5.0004 acres by deed record] described as Tract Four in deeds to Julia Katherine Wilson, Myrta Jean Howland, Marjorie Arlene Daniels, and David Lawrence Wilson in Official Record Volume 250, Page 241, Official Record 250, Page 247, and Official Record 266, Page 1073, a distance of 661.16 feet to a 3/4-inch iron pipe found;

Thence South 77°37'45" West, along the northerly line of said Tract Four [5.0004 acres by deed record], and the northerly line of a tract of land [5.000 acres by deed record] described in a deed to Randall E. Dorn in Official Record 415, Page 656, a distance of 660.00 feet to a steel post found;

Thence North 00°47'38" East, along an easterly line of a tract of land [40.606 acres by deed record] described in a deed to YNOT Farms LLC in Official Record 300, Page 2184, a distance of 1416.44 feet to a 5/8-inch rebar set;

Thence North 00°47'21" East, along an easterly line of said 40.606 acres [by deed record], a distance of 956.86 feet to a steel post found;

Thence North 89°35'08" East, along a southerly line of a tract of land [120.266 acres by deed record] described in a deed to Iris L. Wilson in Official Record 419, Page 982, a distance of 709.72 feet to a steel post found;

Thence South 02°09'26" West, along a westerly line of that tract of land [106.52 acres by deed record] described as Parcel Two in deeds to Julia Katherine Wilson, Myrta Jean Howland, Marjorie Arlene Daniels, and David Lawrence Wilson in Official Record Volume 250, Page 241, Official Record 250, Page 247, and Official Record 266, Page 1073, a distance of 972.30 feet to a 5/8-inch rebar set;

Thence South 87°35'35" East, along the southerly line of said 106.52 acres [by deed record], a distance of 2196.78 feet to the true Point of Beginning.

Containing 117.059 total acres, of which 0.996 acres are in the right of way of Dorn Road and Counts Road.

Surveyed in May 2024 by Power Geospatial, Ltd. under the supervision of Mark D. Power, Professional Surveyor #7935. 5/8-inch rebar set have an orange cap stamped "POWER 7935". An Ohio State Plane, South Zone (NAD83-2011) bearing of South 02°00'28" West was measured for the centerline of Dorn Road from the solid iron pin found at the intersection of State Route 323.

POWER GEOSPATIAL, LTD

 6/11/24

Mark D. Power, Professional Surveyor #7935



DESCRIPTION OF 106.616 ACRES OF LAND
WEST SIDE OF DORN ROAD
RANGE TOWNSHIP, MADISON COUNTY, OHIO

Situated in the State of Ohio, Madison County, Range Township, Virginia Military Surveys #8505 & 4156, and being all that land described as Parcel Two in deeds to Julia Katherine Wilson, Myrta Jean Howland, Marjorie Arlene Daniels, and David Lawrence Wilson in Official Record Volume 250, Page 241, Official Record 250, Page 247, and Official Record 266, Page 1073. Deeds are on file in the Madison County Recorder's Office. Said 106.616 acres being known as Madison County Auditor Parcel 21-00089.000 and more particularly described as follows:

Beginning for Reference at a solid iron pin found at the intersection of the centerline of State Route 323 and Dorn Road (T-76 and 40 feet wide);

Thence South 02°00'28" West, along the centerline of Dorn Road, 2220.28 feet to a steel spike found and the True Point of Beginning;

Thence South 02°00'28" West, along the centerline of Dorn Road, 2117.16 feet to a steel spike set;

Thence North 87°35'35" West, along the north line of the remainder of Parcel One – Tract Two [103.39 acres by deed record] in deeds to Julia Katherine Wilson, Myrta Jean Howland, Marjorie Arlene Daniels, and David Lawrence Wilson in Official Record Volume 250, Page 241, Official Record 250, Page 247, and Official Record 266, Page 1073, a distance of 2196.78 feet to a 5/8-inch rebar set;

Thence North 02°09'26" East, along the easterly line of Parcel One – Tract One [15.455 acres by deed record] in deeds to Julia Katherine Wilson, Myrta Jean Howland, Marjorie Arlene Daniels, and David Lawrence Wilson in Official Record Volume 250, Page 241, Official Record 250, Page 247, and Official Record 266, Page 1073, a distance of 972.30 feet to a steel post found;

Thence North 02°09'26" East, along an easterly line of a tract of land [120.266 acres by deed record] described in a deed to Iris L. Wilson in Official Record 419, Page 982, a distance of 1144.12 feet to a steel post found;

Thence South 87°36'41" East, along a southerly line of said 120.226 acres [by deed record], along the southerly lines of 12.415 acre tract, a 6.436 acre tract, and a 44.767 acre tract [by deed records] described in a deed to Sidhu Farm LLC in Official Record 350, Page 1545, a distance of 2191.26 feet to the True Point of Beginning.

Containing 106.616 total acres, of which 0.972 acres are in the right of way of Dorn Road.

Surveyed in May 2024 by Power Geospatial, Ltd. under the supervision of Mark D. Power, Professional Surveyor #7935. 5/8-inch rebar set have an orange cap stamped "POWER 7935". An Ohio State Plane, South Zone (NAD83-2011) bearing of South 02°00'28" West was measured for the centerline of Dorn Road from the solid iron pin found at the intersection of State Route 323.

POWER GEOSPATIAL, LTD


Mark D. Power, Professional Surveyor #7935



DESCRIPTION OF 0.458 ACRES OF LAND
WEST SIDE OF DORN ROAD
RANGE TOWNSHIP, MADISON COUNTY, OHIO

Situated in the State of Ohio, Madison County, Range Township, Virginia Military Survey 4156, and being part of that tract of land described as Parcel One – Tract Two [103.39 acres by deed record] in deeds to Julia Katherine Wilson, Myrta Jean Howland, Marjorie Arlene Daniels, and David Lawrence Wilson in Official Record Volume 250, Page 241, Official Record 250, Page 247, and Official Record 266, Page 1073. Deeds are on file in the Madison County Recorder's Office. Said 0.458 acres out of Madison County Auditor Parcel 21-00088.000 and more particularly described as follows:

Beginning for Reference at a solid iron pin found at the intersection of the centerline of State Route 323 and Dorn Road (T-76 and 40 feet wide);

Thence South 02°00'28" West, along the centerline of Dorn Road, 2220.28 feet to a steel spike found;

Thence South 02°00'28" West, along the centerline of Dorn Road, 2117.16 feet to a steel spike set at an angle point in Dorn Road;

Thence South 02°02'28" West, along the centerline of Dorn Road, 1006.45 feet to a steel spike set and the True Point of Beginning;

Thence South 02°02'28" West, along the centerline of Dorn Road, 125.49 feet to a steel spike set;

Thence North 87°33'31" West, along a northerly line of a tract of land [2.000 acres by deed record] described in a deed to David Lawrence Wilson and Julia Katherine Wilson, Trustees in Official Record 160, page 1178, a distance of 158.92 feet to a 5/8-inch rebar set;

Thence North 00°36'00" East, along an easterly line of said 2.000 acres [by deed record], a distance of 123.01 feet to a 3/4-inch iron pipe found badly bent and replaced by a 5/8-inch rebar set;

Thence South 88°27'24" East, with an occupation fence along the north line of a of land occupied by a schoolhouse, a distance of 162.02 feet to the True Point of Beginning;

Containing 0.458 total acres, of which 0.058 acres are in the right of way of Dorn Road and Counts Road.

This description is for an Ohio Revised Code 711.001B(1)b transfer of land to the owner(s) of the adjacent 2.000 acres [by deed record] known as Madison County Auditor's Parcel 21-00088.001.

Surveyed in May 2024 by Power Geospatial, Ltd. under the supervision of Mark D. Power, Professional Surveyor #7935. 5/8-inch rebar set have an orange cap stamped "POWER 7935". An Ohio State Plane, South Zone (NAD83-2011) bearing of South 02°00'28" West was measured for the centerline of Dorn Road from the solid iron pin found at the intersection of State Route 323.

POWER GEOSPATIAL, LTD

 6/11/24

Mark D. Power, Professional Surveyor #7935



DESCRIPTION OF 5.002 ACRES OF LAND
WEST SIDE OF DORN ROAD
RANGE TOWNSHIP, MADISON COUNTY, OHIO

Situated in the State of Ohio, Madison County, Range Township, Virginia Military Survey #8505, and being all of that tract of land described as Parcel Four [5.0004 acres by deed record], in deeds to Julia Katherine Wilson, Myrta Jean Howland, Marjorie Arlene Daniels, and David Lawrence Wilson in Official Record Volume 250, Page 241, Official Record 250, Page 247, and Official Record 266, Page 1073. Deeds are on file in the Madison County Recorder's Office. Said 5.002 acres being Madison County Auditor Parcel 21-00108.002 and more particularly described as follows:

Beginning for Reference at a steel spike found at the intersection of the centerline of Counts Road (T-75 and 40 feet wide) 323 and Dorn Road (T-76 and 40 feet wide);

Thence South $85^{\circ}26'32''$ West, along the centerline of Counts Road, 734.53 feet to a steel spike found;

Thence South $77^{\circ}43'20''$ West, along the centerline of Counts Road, 1361.52 feet to a steel spike found and the True Point of Beginning;

Thence South $77^{\circ}43'20''$ West, along the centerline of Counts Road, 329.65 feet to a steel spike found;

Thence North $12^{\circ}19'51''$ West, along the easterly line of a tract of land [5.000 acres by deed record] described in a deed to Randall E. Dorn in Official Record 415, Page 656, a distance of 660.62 feet to a 3/4-inch iron pipe found;

Thence North $77^{\circ}37'45''$ East, along a southerly line of that tract of land described as Parcel One – Tract Two [103.39 acres by deed record], in deeds to Julia Katherine Wilson, Myrta Jean Howland, Marjorie Arlene Daniels, and David Lawrence Wilson in Official Record Volume 250, Page 241, Official Record 250, Page 247, and Official Record 266, Page 1073, a distance of 329.78 feet to a 3/4-inch iron pipe found;

Thence South $12^{\circ}19'11''$ East, along a westerly line of said 103.39 acres [by deed record], a distance of 661.16 feet to the True Point of Beginning.

Containing 5.002 total acres, of which 0.151 acres are in the right of way of Counts Road.

Surveyed in May 2024 by Power Geospatial, Ltd. under the supervision of Mark D. Power, Professional Surveyor #7935. 5/8-inch rebar set have an orange cap stamped "POWER 7935". An Ohio State Plane, South Zone (NAD83-2011) bearing of South $02^{\circ}00'28''$ West was measured for a portion of the centerline of Dorn Road from a solid iron pin at the intersection of State Route 323.

POWER GEOSPATIAL, LTD

 6/11/24

Mark D. Power, Professional Surveyor #7935

