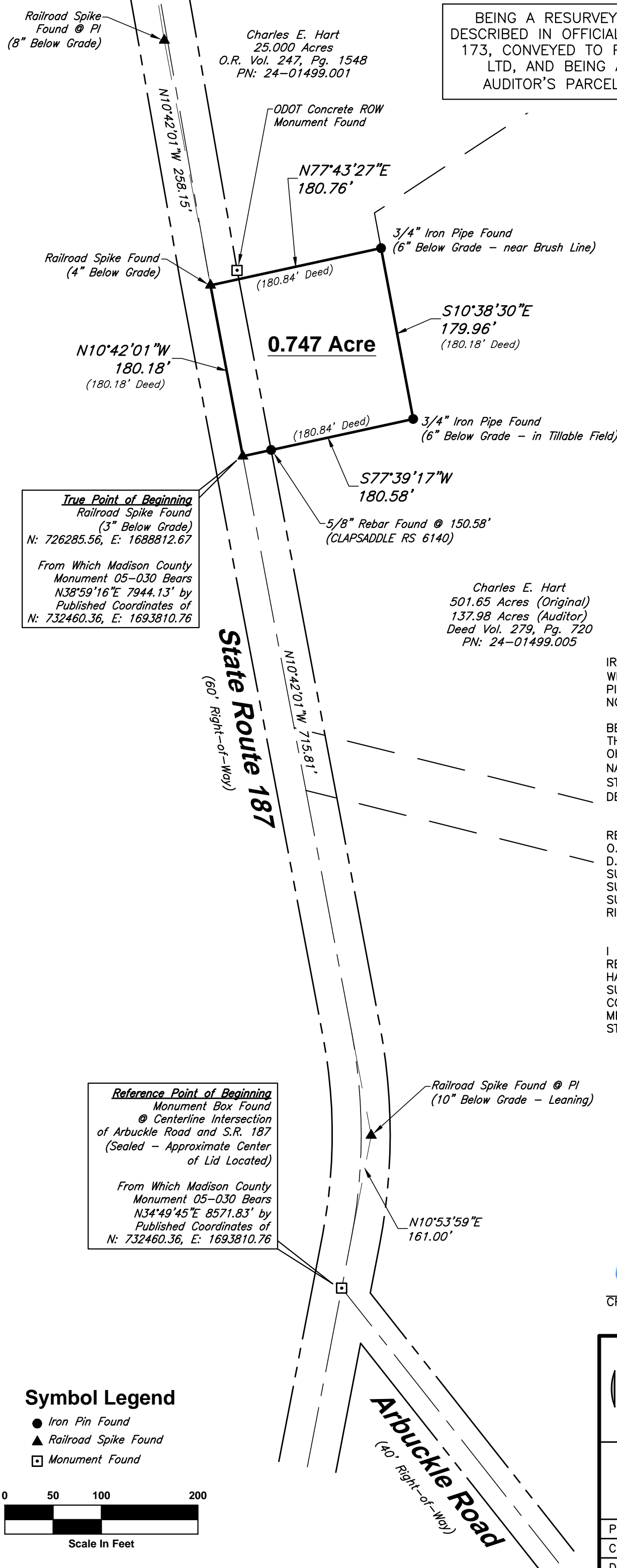


BEING A RESURVEY OF THE 3/4 ACRE TRACT DESCRIBED IN OFFICIAL RECORD VOLUME 318, PAGE 173, CONVEYED TO PREMIER PROPERTY RENTALS, LTD, AND BEING ALL OF MADISON COUNTY AUDITOR'S PARCEL NUMBER 24-01501.000.

Charles E. Hart  
25.000 Acres  
O.R. Vol. 247, Pg. 1548  
PN: 24-01499.001

Harral and Stevenson



IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8592". ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

BEARING REFERENCE:  
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. THE CENTERLINE PORTION OF STATE ROUTE 187, HAVING A BEARING OF N10°42'01"W, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

REFERENCE DOCUMENTS:  
O.R. VOL. 318, PG. 173  
D.V. 297, PG. 720  
SURVEY 68-03  
SURVEY 2-14  
SURVEY 22-03  
RIGHT-OF-WAY PLAN S.H. 608 SEC. A

I HEREBY CERTIFY THAT THE ATTACHED PLAT, IS A TRUE REPRESENTATION OF A SURVEY PERFORMED JUNE 2024 BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH OHIO ADMINISTRATIVE CODE 4733-37 AND MEETS OR EXCEEDS MADISON COUNTY CONVEYANCE STANDARDS.

**True Point of Beginning**  
Railroad Spike Found  
(3" Below Grade)  
N: 726285.56, E: 1688812.67  
  
From Which Madison County Monument 05-030 Bears N38°59'16"E 7944.13' by Published Coordinates of N: 732460.36, E: 1693810.76

Charles E. Hart  
501.65 Acres (Original)  
137.98 Acres (Auditor)  
Deed Vol. 279, Pg. 720  
PN: 24-01499.005

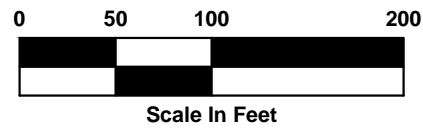
**Reference Point of Beginning**  
Monument Box Found  
@ Centerline Intersection of Arbuckle Road and S.R. 187  
(Sealed - Approximate Center of Lid Located)  
  
From Which Madison County Monument 05-030 Bears N34°49'45"E 8571.83' by Published Coordinates of N: 732460.36, E: 1693810.76



*Craig E. Stevenson*  
CRAIG E. STEVENSON, PS 8592  
6/26/24  
DATE

**Symbol Legend**

- Iron Pin Found
- ▲ Railroad Spike Found
- Monument Found



<b>Harral and Stevenson</b> Civil Engineering and Surveying 2869 North Court Street Circleville, Ohio 43113 Ph: 740.497.4432 www.harralstevenson.com	
Project No: S0930	Scale: 1" = 100'
Client: Clay Chester	Drawn: JBP
Date: June 26, 2024	Reviewed: CES

**Somerford Township, Madison County, Ohio**  
**Virginia Military Survey 12916**  
**0.747 Acre**

Situated in the Township of Somerford, County of Madison, State of Ohio, and in Virginia Military Survey 12916, being all of the 3/4 acre tract (Auditor's Parcel Number 24-01501.000) described in Official Record Volume 318, Page 173, conveyed to Premier Property Rentals LTD in the Madison County Recorder's Office, and being more particularly bounded and described as follows:

Commencing at a Monument Box Found (Sealed – Approximate Center of Lid Located) at the centerline of survey intersection of State Route 187 (60 Feet Right-of-Way; S.H. 608 Sec. A) and Arbuckle Road (40 Feet Right-of-Way);

Thence with the centerline of survey of State Route 187, N10°53'59"E 161.00 feet to a Railroad Spike Found (10 Inches Below Grade) at the PI of a curve;

Thence continuing with the centerline of survey of State Route 187, N10°42'01"W 715.81 feet to a Railroad Spike Found (3 Inches Below Grade) at the south west corner of the tract herein described, said Railroad Spike Found being the **TRUE POINT OF BEGINNING**;

Thence continuing with the centerline of survey of State Route 187, **N10°42'01"W 180.18 feet** to a Railroad Spike Found (4 Inches Below Grade) at a south west corner of the 25.000 acre tract described in Official Record Volume 247, Page 1548, conveyed to Charles E. Hart;

Thence leaving said State Route 187 and with a south line of said 25.000 acre tract, **N77°43'27"E 180.76 feet** to a 3/4 Inch diameter Iron Pipe Found (6 Inches Below Grade – near Brush Line) at a corner of the 137.98 acre tract (by Auditor) described in Deed Volume 279, Page 720, also conveyed to Charles E. Hart;

Thence with a line of said 137.98 acre tract, **S10°38'30"E 179.96 feet** to a 3/4 Inch diameter Iron Pipe Found (6 Inches Below Grade – in Tillable Field);

Thence with another line of said 137.98 acre tract, passing an 5/8 Inch diameter Rebar Found (CLAPSADDLE RS 6140) at 150.58 feet, **S77°39'17"W 180.58 feet** to the **TRUE POINT OF BEGINNING**;

Containing **0.747 Acre** more or less, of which 0.124 acre is Present Right-of-Way Occupied.

Subject to all existing rights-of-way and easements of record.

The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. The centerline portion of State Route 187, having a bearing of N10°42'01"W is designated the "basis of bearing" for this survey.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592".

I hereby certify that the foregoing legal description, is a true representation of the conditions as they existed on the date of the field survey, June 2024, performed by Harral and Stevenson, LLC, under my direct supervision, and that the accuracy of said survey is consistent with Ohio Administrative Code 4733-37 and meets or exceeds Madison County conveyance standards.



Craig E. Stevenson P.S. 8592  
Harral and Stevenson



June 26, 2024  
Date