

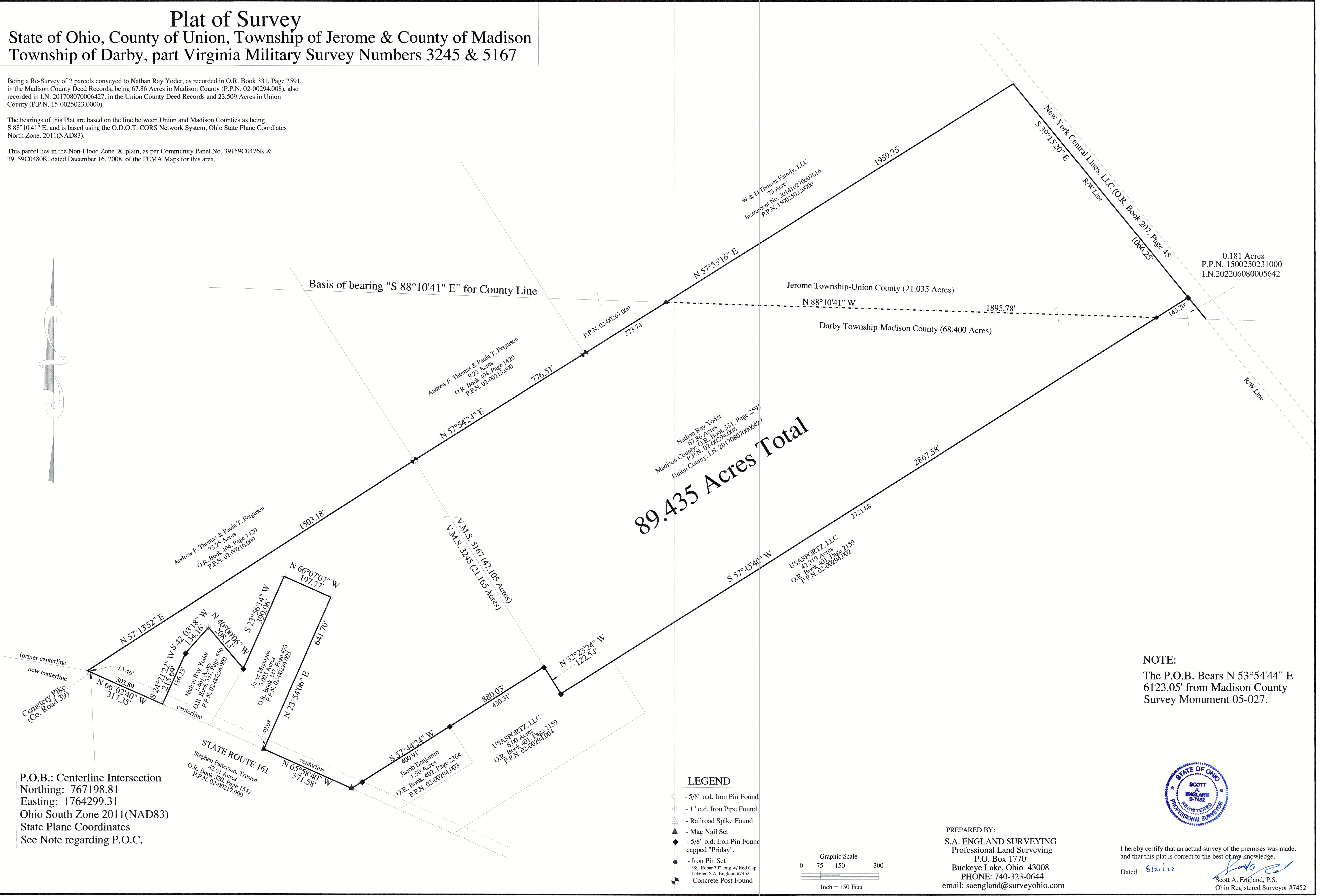
# Plat of Survey

## State of Ohio, County of Union, Township of Jerome & County of Madison Township of Darby, part Virginia Military Survey Numbers 3245 & 5167

Being a Re-Survey of 2 parcels conveyed to Nathan Ray Yoder, as recorded in O.R. Book 331, Page 2591, in the Madison County Deed Records, being 67.86 Acres in Madison County (P.P.N. 02-00294.008), also recorded in I.N. 201708070006427, in the Union County Deed Records and 23.509 Acres in Union County (P.P.N. 15-0025023.0000).

The bearings of this Plat are based on the line between Union and Madison Counties as being S 88°10'41" E, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates North Zone, 2011(NAD83).

This parcel lies in the Non-Flood Zone 'X' plain, as per Community Panel No. 39159C0476K & 39159C0480K, dated December 16, 2008, of the FEMA Maps for this area.

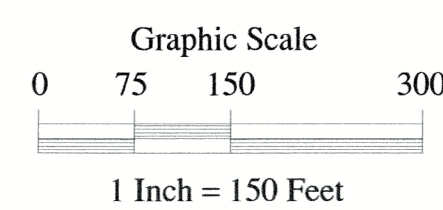


P.O.B.: Centerline Intersection  
 Northing: 767198.81  
 Easting: 1764299.31  
 Ohio South Zone 2011(NAD83)  
 State Plane Coordinates  
 See Note regarding P.O.C.

**NOTE:**  
 The P.O.B. Bears N 53°54'44" E  
 6123.05' from Madison County  
 Survey Monument 05-027.

**LEGEND**

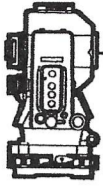
- 5/8" o.d. Iron Pin Found
- 1" o.d. Iron Pipe Found
- Railroad Spike Found
- Mag Nail Set
- 5/8" o.d. Iron Pin Found capped "Friday".
- Iron Pin Set
- 5/8" Rebar 30" long w/ Red Cap Labeled S.A. England #7452
- Concrete Post Found



PREPARED BY:  
 S.A. ENGLAND SURVEYING  
 Professional Land Surveying  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008  
 PHONE: 740-323-0644  
 email: saengland@surveyohio.com



I hereby certify that an actual survey of the premises was made,  
 and that this plat is correct to the best of my knowledge.  
 Dated 8/21/23  
 Scott A. England, P.S.  
 Ohio Registered Surveyor #7452



## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description 89.435 Acres

Situated in the Township of Darby and County of Madison & Township of Jerome and County of Union, part of Virginia Military Surveys 3245 & 5167, and being more particularly described as follows;

Being a Survey of a parcel conveyed to Nathan Ray Yoder, as recorded in O.R. Book 331, Page 2591, in the Madison County Deed Records, also being Madison County Auditor's P.P.N. 02-00294.008, and recorded in I.N. 201708070006427, in the Union County Deed Records, also being Union County Auditor's P.P.N. 15-0025023.0000, and further described as follows;

Commencing at a railroad spike found at the intersection of the centerlines of State Route 161 and Cemetery Pike (Co. Road 39), and being the **PRINCIPLE PLACE OF BEGINNING** of the **89.435 Acre** parcel herein to be described: said spike bears N 53°54'44" E 6123.05 feet from found Madison County Monument No. 05-027.

Thence, N 66°02'40" W 13.46 feet with the centerline of State Route 161, to a 5/8" o.d. iron pin found marking the Southwest corner of 73.25 Acre parcel conveyed to Anthony F. Thomas & Paula T. Ferguson, as recorded in O.R. Book 404, Page 1420;

Thence, N 57°13'52" E 1503.18 feet leaving State Route 161 with the South line of said 73.25 Acre parcel conveyed to Thomas & Ferguson, to a concrete post found marking the Southwest corner of a 9.22 Acre parcel conveyed to Anthony F. Thomas & Paula T. Ferguson, as recorded in O.R. Book 404, Page 420;

Thence, N 57°54'24" E 776.51 feet with the South line of said 9.22 Acre parcel conveyed to Thomas & Ferguson, to a concrete post found marking the Southwest corner of a 73 Acre parcel conveyed to W & D Thomas Family, LLC, as recorded in Instrument No. 201410270007616 (Union County Deed Records);

Thence, N 57°53'16" E 1959.75 feet with the South line of said parcel conveyed to W & D Thomas Family, LLC and extending into Jerome Township of Union County, to a 1" o.d. iron pipe found on the West Right of Way Line of The New York Central Lines, LLC, as recorded in O.R. Book 207, Page 45, and passing over an iron pin set on the County Line at 373.74 feet;

Thence, S 39°15'20" E 1066.25 feet with the West line of said Railroad, to a 5/8" o.d. iron pin found capped "Priday" marking the Northeast corner of a 42.319 Acre parcel conveyed to USASPORTZ, LLC, as recorded in O.R. Book 401, Page 2159, in the Madison County Deed Records and I.N. 202206080005642, in the Union County Deed Records;

Thence, S 57°45'40" W 2867.58 feet leaving said Railroad with the North line of said 42.319 Acre parcel conveyed to USASPORTZ, LLC, as recorded in O.R. Book 401, Page 2159, and extending along the North line of a 6.00 Acre parcel conveyed to USASPORTZ, LLC, as recorded in O.R. Book 401, Page 2159, to a 5/8" o.d. iron pin found capped "Priday" on the West line of Virginia Military Survey No. 5167, and being the East line of Virginia Military Survey No. 3245;

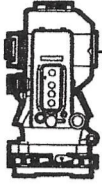
Thence, N 32°23'24" W 122.54 feet with the line between said Virginia Military Survey No. 5167 and Virginia Military Survey No. 3245, the same being the boundary of said 6.00 Acre parcel conveyed to USASPORTZ, LLC, to a 5/8" o.d. iron pin found capped "Priday";

Thence, S 57°44'24" W 880.03 feet leaving said V.M.S. Line continuing with the boundary of said 6.00 Acre parcel conveyed to USASPORTZ, LLC, and extending along the North line of a 1.50 Acre parcel conveyed to Jacob Benjamin, as recorded in O.R. Book 402, Page 2364, to a mag nail set in the centerline of State Route 161, and passing over 5/8" o.d. iron pins found capped "Priday", at 430.31 feet and 831.22 feet respectively;

Thence, N 65°58'40" W 371.58 feet with the centerline of State Route 161, to a railroad spike found marking the Southeast corner of a 3.005 acre parcel conveyed to Javer Mijangos, as recorded in O.R. Book 347, Page 423;

Thence leaving State Route 161 with the boundary of said parcel conveyed to Mijangos, with the following three (3) courses and distances;

- 1) N 23°54'06" E 641.70 feet to a 5/8" o.d. iron pin found, and passing over a 5/8" o.d. iron pin found at 49.08 feet;
- 2) N 66°07'07" W 197.77 feet to a 1' o.d. iron pipe found;
- 3) S 23°56'14" W 390.06 feet to a 5/8" o.d. iron pin found stamped "Priday" at the Northeast corner of a 1.461 Acre parcel conveyed to Nathan Ray Yoder, as recorded in O.R. Book 331, Page 556;



## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence with the boundary of said 1.461 Acre parcel conveyed to Yoder, with the following three (3) courses and distances;

- 1) N 40°00'06" W 208.13 feet to an iron pin set;
- 2) S 42°03'18" W 134.16 feet to an iron pin set;
- 3) S 24°21'22" W 215.69 feet to a railroad spike found in the centerline of State Route 161, and passing over a 5/8" o.d. iron pin found at 186.33 feet;

Thence, N 66°02'40" W 303.89 feet with the centerline of State Route 161, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **89.435 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 89.435 Acre parcel contains 68.400 Acres in Darby Township of Madison County and 21.035 Acres in Jerome Township of Union County.

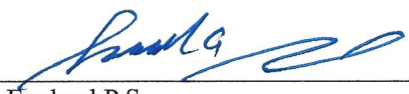
The 68.400 Acre part in Darby Township of Madison County contains 21.168 Acres in Virginia Military Survey 3245 and 47.105 Acres in Virginia Military Survey 5167.

The bearings of the above description are based on the North line of Madison County, the same being the South line of Union County, as being S 88°10'41" E, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83).

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in May of 2022 and Revised in August of 2023.

Dated 8/23/23

  
Scott A. England P.S.  
Ohio Registered Surveyor #7452

Job No. 3930-22MAUN-YoderRev1

