

A.P.N. 11-00418.000  
482.4939 AC. TR.  
JAN-DAL FARMS, INC.  
DEED VOLUME 158,  
PAGE 430

A.P.N. 11-00339.000  
173.180 AC. TR.  
GARY N. WATSON, SUCCESSOR  
TRUSTEE  
OFFICIAL RECORD 103,  
PAGE 2445

A.P.N. 11-00337.000  
158.277 AC. TR.  
MARK A. & LYNDY D. WATSON  
OFFICIAL RECORD 103,  
PAGE 2445

A.P.N. 11-00337.000  
158.277 AC. TR.  
MARK A. & LYNDY D. WATSON  
OFFICIAL RECORD 103,  
PAGE 2445

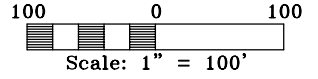
SET RAILROAD SPIKE BEARS,  
N 21° 38' 39" E, 3086.68'  
FROM A SET MAGNETIC NAIL  
LOCATED AT THE  
INTERSECTION OF THE  
CENTER LINE OF  
LITTLE DARBY ROAD  
(TOWNSHIP ROAD 116) AND  
STATE ROUTE 29

LEGEND:

- FOUND 3/4" IRON PIPE
- FOUND 5/8" IRON PIN & I.D. CAP  
STAMPED "PS-5969"
- POINT
- ⊕ SET RAILROAD SPIKE
- △ SET 5/8" IRON PIN & I.D. CAP  
STAMPED "SHARRETT-8019"

REFERENCES:

- DEEDS AS NOTED
- COUNTY MAPS
- PREVIOUS SURVEYS
- EXISTING MONUMENTS



**7.939  
ACRE TRACT**

**(7.939 ACRE TRACT)**

Beginning on a set railroad spike located in the center of Little Darby Road (Township Road 116), the northwesterly corner of a 7.379 acre tract (Deed Volume 272, Page 144 / A.P.N. 11-00145.001) and the southeasterly property line of a 482.4939 acre tract (Deed Volume 158, Page 430 / A.P.N. 11-00418.000), said railroad spike bears, North 21° 38' 39" East, 3086.68 feet from a set magnetic nail located at the intersection of the center line of Little Darby Road and State Route 29;

Thence along the property line of the 482.4939 acre tract, being along the center of Little Darby Road, North 30° 20' 44" East, passing a railroad spike set at 194.15 feet, passing a 5/8" iron pin with a plastic identification cap set at 244.15 feet, going a total distance of 344.15 feet to a point in the center of Little Darby Creek;

Thence along the center of Little Darby Creek the following five (5) courses:

1. South 41° 52' 07" East a distance of 216.82 feet to a point,
2. South 59° 01' 44" East a distance of 290.59 feet to a point,
3. South 72° 10' 08" East a distance of 243.07 feet to a point,
4. South 67° 13' 54" East a distance of 200.51 feet to a point, and;
5. South 40° 03' 41" East a distance of 268.42 feet to a point on the northeasterly corner of the above mentioned 7.379 acre tract (Deed Volume 272, Page 144 / A.P.N. 11-00145.001);

Thence leaving the center of Little Darby Creek and along the property line of the 7.379 acre tract the following three (3) courses:

1. North 88° 41' 24" West, passing a 3/4" iron pipe found at 100.16 feet, going a total distance of 877.52 feet to a 3/4" iron pipe found,
2. North 20° 31' 13" East a distance of 56.14 feet to a 3/4" iron pipe found, and;
3. North 45° 01' 57" West, passing a 5/8" iron pin with a plastic identification cap set at 372.85 feet, going a total distance of 422.85 feet to the place of beginning, containing 7.939 acres more or less and being subject to the right of way of Little Darby Road (Township Road 116) and all other legal easements of record.

Being all of Auditor's Parcel 11-00145.000 (9.367 acres), being 7.939 acres as surveyed.

NOTES:

BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF STEVEN R. DEWITT AS RECORDED IN OFFICIAL RECORD 293, PAGE 1736 OF THE MADISON COUNTY RECORDER'S OFFICE.

BEING ALL OF AUDITOR'S PARCEL 11-00145.000 (9.367 ACRES), BEING 7.939 ACRES AS SURVEYED.

ALL SET 5/8" X 30" IRON PINS WITH PLASTIC IDENTIFICATION CAPS, STAMPED "SHARRETT-8019".

ALL BEARINGS BASED ON THE CENTER OF LITTLE DARBY ROAD BEING, NORTH 30° 20' 44" EAST AND ARE TO BE USED TO DENOTE ANGLES ONLY.

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 28th DAY OF OCTOBER, 2014 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

*Paul Sharrett*  
PAUL SHARRETT  
PROFESSIONAL SURVEYOR NO. 8019



**P.S. PS SURVEYING**  
740-775-3548  
800-848-3548  
PAUL SHARRETT  
PROFESSIONAL SURVEYOR  
2729 ST. RT. 138  
CLARKSBURG, OHIO 43115

- LOTS
- FARMS
- SUBDIVISIONS
- CONSTRUCTION

FOR: STEVEN DEWITT / MIDLAND TITLE WEST

**SITUATED IN VIRGINIA MILITARY SURVEY 5996,  
MONROE TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO**

SHEET	REVISIONS
JOB	DRAWN
P.R.S.	DATE
10-28-14	
FILENAME: EGPT / MA1401.DWG	

**EXHIBIT "A"**  
**(7.939 ACRE TRACT)**

Being a tract of land that is now or formerly in the name of Steven R. Dewitt as recorded in Official Record 293, Page 1736 of the Madison County Recorder's Office and is situated in Virginia Military Survey (V.M.S.) 5996, Monroe Township, Madison County, State of Ohio and being more particularly described as follows:

**Beginning** on a set railroad spike located in the center of Little Darby Road (Township Road 116), the northwesterly corner of a 7.379 acre tract (Deed Volume 272, Page 144 / A.P.N. 11-00145.001) and the southeasterly property line of a 482.4939 acre tract (Deed Volume 158, Page 430 / A.P.N. 11-00418.000), said railroad spike bears, North 21° 38' 39" East, 3086.68 feet from a set magnetic nail located at the intersection of the center line of Little Darby Road and State Route 29;

Thence along the property line of the 482.4939 acre tract, being along the center of Little Darby Road, North 30° 20' 44" East, passing a railroad spike set at 194.15 feet, passing a 5/8" iron pin with a plastic identification cap set at 244.15 feet, going a total distance of 344.15 feet to a point in the center of Little Darby Creek;

Thence along the center of Little Darby Creek the following five (5) courses:

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4. South 67° 13' 54" East a distance of 200.51 feet to a point, and;
5. South 40° 03' 41" East a distance of 268.42 feet to a point on the northeasterly corner of the above mentioned 7.379 acre tract (Deed Volume 272, Page 144 / A.P.N. 11-00145.001);

Thence leaving the center of Little Darby Creek and along the property line of the 7.379 acre tract the following three (3) courses:

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Being all of Auditor's Parcel 11-00145.000 (9.367 acres), being **7.939 acres as surveyed**.

All iron pins set being 5/8"X30" with plastic identification caps stamped "SHARRETT-8019".

All bearings based on the center of Little Darby Road being, North 30° 20' 44" East and are to be used to denote angles only and not to establish property lines on said property.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, October 28, 2014 [MA1401].

*Paul Sharrett*

