

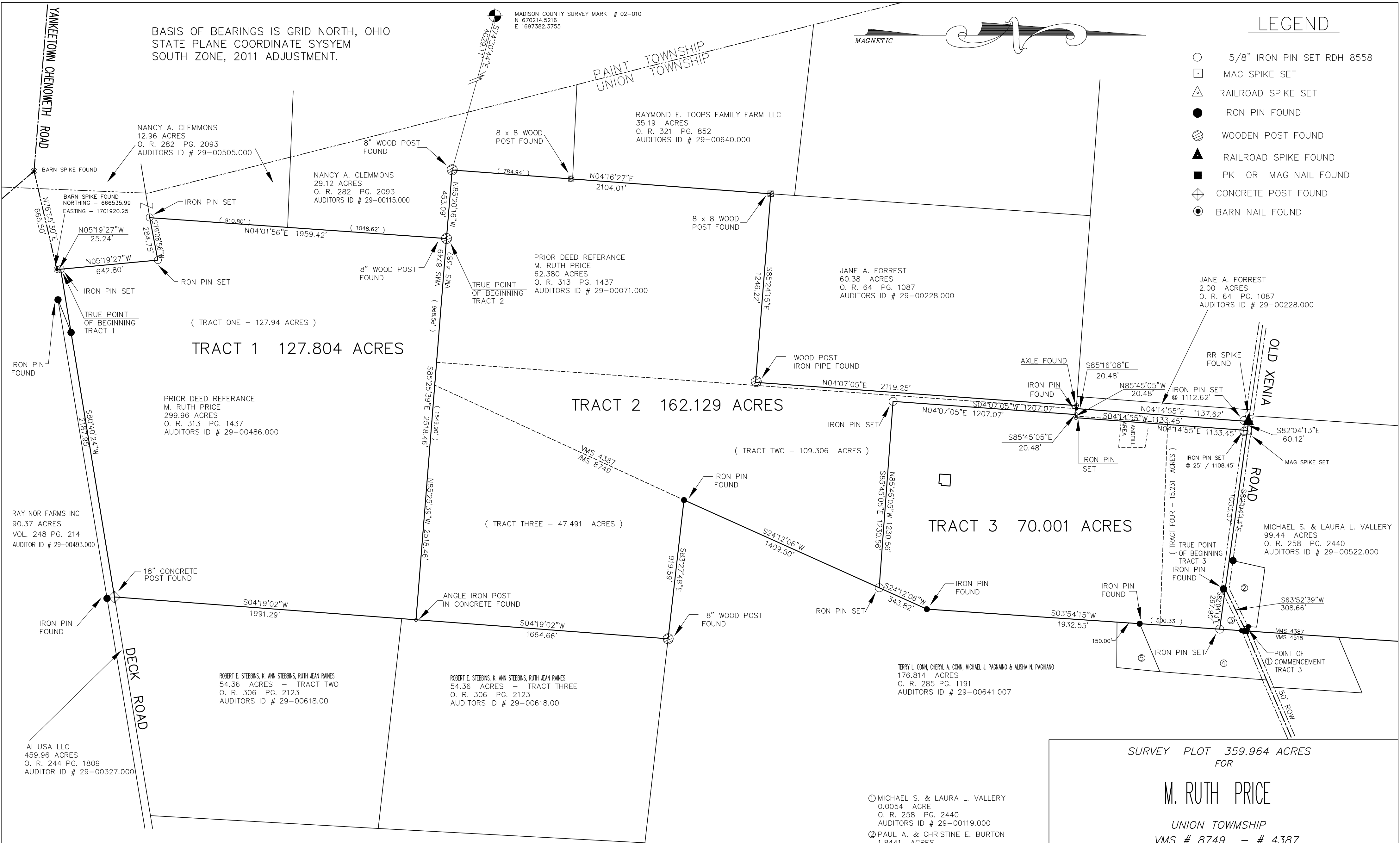
BASIS OF BEARINGS IS GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE, 2011 ADJUSTMENT.

MADISON COUNTY SURVEY MARK # 02-010
N 670214.5216
E 1697382.3755

MAGNETIC

LEGEND

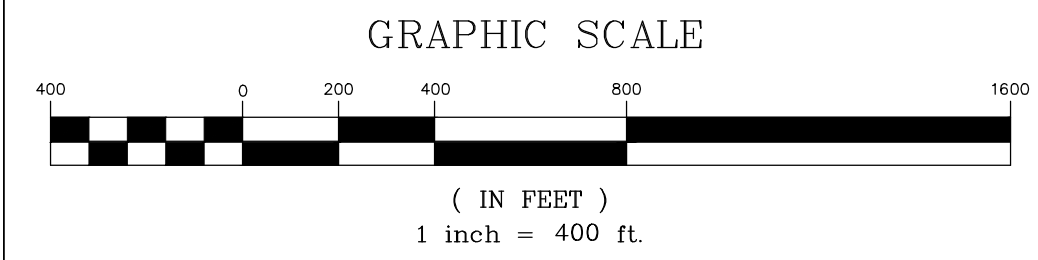
- 5/8" IRON PIN SET RDH 8558
- MAG SPIKE SET
- △ RAILROAD SPIKE SET
- IRON PIN FOUND
- ⊙ WOODEN POST FOUND
- ▲ RAILROAD SPIKE FOUND
- PK OR MAG NAIL FOUND
- ◇ CONCRETE POST FOUND
- ⊙ BARN NAIL FOUND



TRACT 1 127.804 ACRES

TRACT 2 162.129 ACRES

TRACT 3 70.001 ACRES



- ① MICHAEL S. & LAURA L. VALLERY
0.0054 ACRE
O. R. 258 PG. 2440
AUDITORS ID # 29-00119.000
- ② PAUL A. & CHRISTINE E. BURTON
1.8441 ACRES
O. R. 130 PG. 1954
AUDITORS ID # 29-00522.001
- ③ ANN SAYRE WOLFE
0.50 ACRE
O. R. 281 PG. 1046
AUDITORS ID # 29-00522.001
- ④ PHILLIP W. & DEBRA J. CONN JT LIVES
5.001 ACRES
O. R. 183 PG. 1196
AUDITORS ID # 29-00641.003
- ⑤ PHILLIP W. & DEBRA J. CONN
1.484 ACRES
O. R. 283 PG. 555
AUDITORS ID # 29-00641.006

SURVEY PLOT 359.964 ACRES FOR

M. RUTH PRICE

UNION TOWNSHIP
VMS # 8749 - # 4387
MADISON COUNTY, OHIO
NOVEMBER 2, 2016

RYAN D. HILLARD
8558
REGISTERED PROFESSIONAL SURVEYOR

Ryan D. Hillard
Ryan D. Hillard PS. No. 8558

Ryan Hillard P.E., P.S.
7667 State Route 55
Urbana, Ohio 43078
(937) 244-8835

DWG. BY:	ACAD FILE: <u>PRICE_DECK_PLOT_359</u>	FB/PG: _____
VLC	PLOT FILE: <u>PRICE_DECK_PLOT_359</u>	PROJECT: <u>price_1</u>

ORIGINAL SEAL RED

M. RUTH PRICE
127.804 ACRES – TRACT 1
NOVEMBER 2, 2016

**Hillard Engineering and
Surveying, LLC**
7667 State Route 55
Urbana, OH 43078
(937) 788-2814

Situated in the State of Ohio, County of Madison, Township of Union, and being part of a 299.96 acre tract in, VMS 8749, conveyed to M. Ruth Price in O. R. 313, Page 1435, of the Deed Records of Madison County, Ohio and being described as follows:

Commencing at a barn nail found at the intersection of Deck Road and Yankeetown Chenoweth Road, thence with the centerline of Deck Road, North 76° 55' 30" East, 665.50 feet to at barn nail found, thence North 5° 19' 27" West, 25.24 feet to an iron pin with plastic cap (set), in the North line of Deck Road and the Southeast corner of a 12.96 acre tract conveyed to Nancy A. Clemmons in O.R. 282 Page 2093, said iron pin being the TRUE POINT OF BEGINNING of the tract herein described;

Thence continuing with said 12.96 acre tract the following three courses:
North 5° 19' 27" West, 642.80 feet to an iron pin with plastic cap (set),
South 79° 08' 56" West, 284.75 feet to an iron pin with plastic cap (set),
North 04° 01' 56" East, 1959.42 feet to an 8 inch wood post (fd), passing the line of said 12.96 acre tract at 910.80 feet and continuing with a 29.12 acre tract conveyed to Nancy A. Clemmons in O.R. 282 Page 2093 for 1048.62 feet;

Thence South 85° 25' 39" East, 2518.46 feet to an angle iron post in concrete (fd), passing the Southeast corner of VMS 8749 and VMS 4387 at 968.56 feet.

Thence with the west line of a 54.36 acre parcel conveyed to Robert E. Stebbins, K. Ann Stebbins and Ruth Jean Raines in O.R. 306, Page 2123, Tract Three and the west lines of a 54.36 acre parcel conveyed to Robert E. Stebbins, Kay Ann Stebbins and Ruth Jean Raines O.R. 306 page 2123, Tract Two, South 04° 19' 02" West, 1991.29 feet to an 18 inch square concrete post (fd);

Thence along the North side of Deck Rd., South 80° 40' 24" West, 2187.95 feet to the TRUE POINT OF BEGINNING, containing 127.804 acres, more or less, subject however, to all rights-of-way, easements, and restrictions of record.

Being part of Auditors Parcel # 29-00486.000 (299.96 acres) in Union Township, Madison County, Ohio.

The above description is based on an actual field survey dated November 2, 2016 by Ryan D. Hillard, Professional Surveyor number 8558 pursuant to OAC 4733.37 Basis of bearings is Grid North, Ohio State Coordinate System, South Zone, 2011 adjustment.





Ryan D. Hillard, PS 8558

M. RUTH PRICE
162.129 ACRES - TRACT 2
NOVEMBER 2, 2016

**Hillard Engineering and
Surveying, LLC**
7667 State Route 55
Urbana, OH 43078
(937) 788-2814

Situated in the State of Ohio, County of Madison, Township of Union, and being part of a 299.96 acre tract in, VMS 8749 and VMS 4387, conveyed to M. Ruth Price in O. R. 313, Page 1437, and all of a 62.380 acre tract in VMS 8749, conveyed to M. Ruth Price O. R. 313, Page 1437 of the Deed Records of Madison County, Ohio and being described as follows:

Commencing at a barn nail found at the intersection of Deck Road and Yankeetown Chenowith Road, thence with the centerline of Deck Road, North 76° 55' 30" East, 665.50 feet to at barn nail found, thence North 5° 19' 27" West, 25.24 feet to an iron pin with plastic cap (set) in the North line of Deck Road and the Southeast corner of a 12.96 acre tract conveyed to Nancy A. Clemmons, O.R. 282 Page 2093, thence continuing with said 12.96 acre tract the following three courses:

North 5° 19' 27" West, 642.80 feet to an iron pin with plastic cap (set),

South 79° 08' 56" West, 284.75 feet to an iron pin with plastic cap (set),

North 04° 01' 56" East, 1959.42 feet to an 8 inch wood post (fd), passing the line of said 12.96 acre tract at 910.80 feet and continuing along a 29.12 acre tract conveyed to Nancy A. Clemmons O.R. 282 Page 2093 for 1048.62 feet to the TRUE POINT OF BEGINNING of the tract herein described;

Thence with said 29.12 acre tract, North 85° 20' 16" West, 453.09 feet to an iron pin with plastic cap (set) in the base of an 8 inch wood post (fd);

Thence with said 29.12 acre tract and the east line of a 35.19 acre tract conveyed to Raymond E. Toops Family Farm LLC. in O.R. 321, Page 852, North 04° 16' 27" East, 2104.01 feet to a 8" square wood post (fd), passing an 8 inch square wood post (fd) at 784.94 feet;

Thence with the line of a 60.38 acre tract conveyed to Jane A. Forrest in O.R. 64 Page 1087, the following two courses:

South 85° 24' 15" East, 1246.22 feet to an iron pipe (fd) by wood post,

North 04° 07' 05" East for 2119.25 feet to an axle (fd);

Thence South with a 2 acre tract conveyed to Jane A. Forrest in O.R. 64 Page 1087 the following two courses:

South 85° 16' 08" East, 20.48 feet to an iron pin (fd),

North 04° 14' 55" East, 1137.62 feet to a railroad spike (fd) in the centerline of Old Xenia Road passing an iron pin (set) with plastic cap at 1112.62 feet;

Thence along the centerline of said road South 82° 04' 13" East, 60.12 feet to a Mag Spike set;

Thence with a new line through said 299.96 acre tract the following four courses:

South 04° 14' 55" West, 1133.45 feet to an iron pin with plastic cap set, passing an iron pin with plastic cap set at 25 feet,

North 85° 45' 05" West, 20.48' to an iron pin with plastic cap set,

South 04° 07' 05" West, 1207.07 feet to an iron pin with plastic cap set.

South 85° 45' 05" East, 1230.56 feet iron pin and plastic cap set in the west line of a 176.814 acre tract conveyed to Phillip W. and Debra J. Conn and the tract conveyed to Terry L. Conn, Cheryl A. Conn, Michael J. Pagniano and Alisha N. Pagniano in O.R. 285 page 1191;

Thence continuing with said 176.814 acre tract the following two courses:

South 24° 12' 06" West, 1409.50 feet to an iron pin (fd),

South 83° 27' 48" East, 919.59 feet to an 8 inch wood post (fd) in the northwest corner of a 54.36 acre tract conveyed to Robert E. Stebbins, Kay Ann Stebbins and Ruth Jean Raines in O.R. 306 page 2123, Tract Three;

Thence with the west line of said 54.36 acre tract, South 04° 19' 02" West, 1664.66 feet to an angle iron post in concrete found,

Thence with the north line of a 127.804 acre tract conveyed to M.Ruth Price in O.R. 313, Page 1437, Tract 1, North 85° 25' 39" West, 2518.46 feet to the TRUE POINT OF BEGINNING, passing the Southwest corner of VMS 8749 and VMS 4387 at 1549.90 feet, and containing 162.129 acres, more or less, subject however, to all rights-of-way, easements, and restrictions of record.

Being Part of Auditors Parcel # 29-00486.000 (299.96 acres) and all of Auditors Parcel # 29-00071.000 (62.380 acres) in Union Township, Madison County, Ohio.

The above description is based on an actual field survey dated November 2, 2016 by Ryan D. Hillard, Professional Surveyor number 8558 pursuant to OAC 4733.37 Basis of bearings is Grid North, Ohio State Coordinate System, South Zone, 2011 adjustment.





Ryan D. Hillard, PS 8558

M. RUTH PRICE
70.001 ACRES - TRACT 3
NOVEMBER 2, 2016

**Hillard Engineering and
Surveying, LLC**
7667 State Route 55
Urbana, OH 43078
(937) 788-2814

Situated in the State of Ohio, County of Madison, Township of Union, and being part of a 299.96 acre tract in, VMS 8749, and VMS 4387 conveyed to M. Ruth Price in O. R. 313, Page 1437, of the Deed Records of Madison County, Ohio and being described as follows:

Commence at a PK nail found in the centerline of Old Xenia Road, with the line between VMS 4387 and VMS 4518, said PK nail is at the Northwest corner of a 5.001 acre tract conveyed to Phillip W. and Debra J. Conn JT Lives O.R. 183 Page 1196, also at the Northeast corner of a 0.50 acre tract conveyed to Ann Sayre Wolfe O.R. 281 Page 1046, thence with said centerline, South 63° 52' 39" West, 308.66 feet to an iron pin found at the TRUE POINT OF BEGINNING of the tract herein described;

Thence with the south line of said 0.50 acre tract, South 82° 04' 13" East, 267.90 feet to an iron with plastic cap set in the West line of said 5.001 acre tract;

Thence with the west line of said 5.001 acre tract and with the West line of a 1.484 acre tract conveyed to Phillip W. and Debra J. Conn in O.R. 283, Page 555 and the West line of a 176.814 acre tract conveyed to Terry L. Conn, Cheryl A. Conn, Michael J. Pagniano and Alisha N. Pagniano O.R. 285 page 1191, South 3° 54' 15" West, 1932.55 feet to an iron pin (fd), passing an iron pin (fd) at 500.33 feet;

Thence continuing along line of said 176.14 acre tract South 24° 12' 06" West, for 343.82 feet to an iron pin with plastic cap set.

Thence with a new line through said 299.96 acre tract the following four courses:

North 85° 45' 05" West, 1230.56 feet to an iron pin with plastic cap set,
North 04° 07' 05" East, 1207.07 feet to an iron pin with plastic cap set,
South 85° 45' 05" East for 20.48' to an iron pin with plastic cap set.
North 04° 14' 55" East for 1133.45 feet to a Mag Spike, set in centerline of said road, passing an iron pin with plastic cap set at 1108.45 feet.

Thence along the centerline of said road South 82° 04' 13" East, 1053.37 feet, to the point of beginning, containing 70.001 acres, more or less, subject however, to all rights-of-way, easements, and restrictions of record.

Being Part of Auditors Parcel # 29-00486.000 (299.96 acres) and all of Auditors Parcel # 29-00070.000 (62.380 acres)in Union Township, Madison County, Ohio.

The above description is based on an actual field survey dated November 2, 2016 by Ryan D. Hillard, Professional Surveyor number 8558 pursuant to OAC 4733.37 Basis of bearings is Grid North, Ohio State Coordinate System, South Zone, 2011 adjustment.




Ryan D. Hillard, PS 8558