

Line Legend

- Subject Property
- Adjacent Property
- Interior Parcel Line
- Centerline
- VMS Line
- Centerline of Proposed Easement
- OHE Electric Transmission Line

Symbol Legend

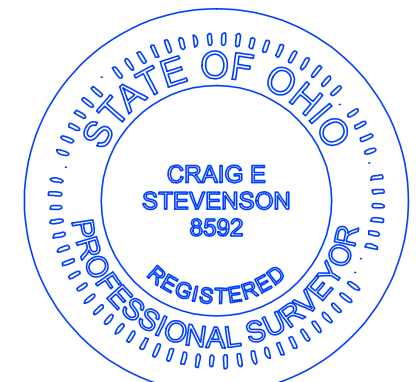
- Iron Pin Found
- Iron Pin Set
- ▲ Nail Found
- ▲ Nail Set
- Post Found
- Monument Found

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:
BEARINGS ARE BASED ON THE EAST LINE OF VMS 5433 AS DETERMINED BY GPS OBSERVATION BASED ON ODOT CORRS USING VRS ON THE NAD83(11) DATUM, BEING S01°53'07"W.

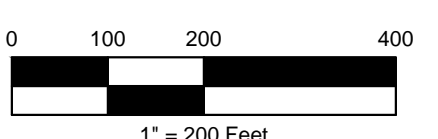
REFERENCE DOCUMENTS:
OFFICIAL RECORD 162, PAGE 362
OFFICIAL RECORD 305, PAGE 91
OFFICIAL RECORD 263, PAGE 1947
OFFICIAL RECORD 159, PAGE 1138
OFFICIAL RECORD 235, PAGE 307
OFFICIAL RECORD 302, PAGE 1783
OFFICIAL RECORD 325, PAGE 186
OFFICIAL RECORD 60, PAGE 341
OFFICIAL RECORD 286, PAGE 83
OFFICIAL RECORD 190, PAGE 1402
OFFICIAL RECORD 292, PAGE 1210
OFFICIAL RECORD 227, PAGE 1133
OFFICIAL RECORD 237, PAGE 267
PLAT BOOK 1, PAGE 12
CALIFORNIA SUBDIVISION, DEED BOOK VOL 19, PAGE 141
SURVEY PLAT BY JAMES R COTTRILL IN JANUARY 1998
SURVEY PLAT BY JAMES R COTTRILL IN JUNE 1998
SURVEY PLAT BY AHLERS, MOE & ASSOC. INC. IN JANUARY 2000

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE REPRESENTATION OF A SURVEY PERFORMED BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH CURRENT ACCEPTED SURVEYING STANDARDS.



Craig E. Stevenson
CRAIG E. STEVENSON, PS 8592

March 7, 2017
DATE



Harral and Stevenson
Engineering - Surveying - Planning
120 E. Main Street, Suite A
Circleville, Ohio 43113
Ph: 740.497.4432
www.harralstevenson.com

FAIRFIELD TOWNSHIP, MADISON COUNTY, OHIO
VIRGINIA MILITARY SURVEY 5433
PLAT OF SURVEY
WILSON FARM - BIG PLAIN ROAD

Project No: S0214	Scale: 1" = 200'
Client: Phillippi and Wilson	Reviewed by: CES
Date: March 7, 2017	Revised:

Legal Description
Fairfield Township, Madison County, Ohio
Virginia Military Survey No. 5433
Tract 1 – 180.000 Acres

Situated in the Township of Fairfield, County of Madison, and State of Ohio and in Virginia Military Survey 5433, being more particularly bounded and described as follows:

Being a part of a 179.3954 acre tract (parcel 0700296000), all that remains of a 60 acre tract (parcel 0700234000) and all of a 36.75 acre tract (parcel 0700234000) described in Official Record 162, Page 362 in the Madison County Recorder's Office;

Beginning for reference Madison County Monument 02-012;

Thence N84°38'29"W 88.63 feet to a point in the centerline of Big Plain Circleville Road, being the **TRUE POINT OF BEGINNING**;

Thence with the west line of a 0.525 acre tract described in Official Record 162, Page 362 and the west line of a 7.8331 acre tract described in Official Record 305, Page 91 S05°21'46"W (passing an Iron Pin Found Capped at 132.27 feet) 416.90 feet to an Iron Pin Set;

Thence with the south line of said 7.8331 acre tract S85°17'24"E 1122.45 feet to an Iron Pin Set;

Thence on a new line through said 179.394 acre tract S01°53'07"W 3881.63 feet to an Iron Pin Set on the south line of said 179.394 acre tract and the north line of a 50 acre tract described in Official Record 263, Page 1947;

Thence with the south line of said 179.394 acre tract and the north line of said 50 acre tract N86°59'22"W 483.10 feet to a ¾" Pipe Found in the east line of a 49.84 acre tract described in Official Record 159, Page 1138;

Thence with the west line of said 179.394 acre tract and the east line of said 49.84 acre tract N03°04'13"E 718.68 feet to a ¾" Pipe Found Bent;

Thence with the south line of said 179.394 acre tract and the north line of said 49.84 acre tract N86°25'52"W 726.13 feet to an 8" Wood Post Found;

Thence with the west line of said 179.394 acre tract and the east line of a 38.7838 acre tract described in Official Record 235, Page 307 N03°06'59"E 887.47 feet to an Iron Pin Set on the west side of a 10" Wood Post;

Thence with the south line of said 60 acre tract and the north line of said 38.7838 acre tract N87°21'48"W (passing a 3" Steel Post Found at 1922.44 feet) 1943.64 feet to a point in the centerline of West Jefferson Kiousville Road;

Thence with the centerline of West Jefferson Kiousville Road N03°33'36"E 100.06 feet to a point;

Thence with the south line of a 1.146 acre tract described in Official Record 302, Page 1783 S87°21'48"E (passing a ¾" Pipe Found Bent at 25.24 feet) 290.36 feet to an Iron Pin Set;

Thence with the east line of said 1.46 acre tract, the east line of a 1.81 acre tract described in Official Record 325, Page 186, the east line of a 2.005 acre tract described in Official Record 18, Page 459, the east line of a 1.3315 acre tract described in Official Record 60, Page 341 and the east line of a 1.6685 acre tract described in Official Record 286, Page 83 N03°33'36"E (passing a ¾" Pipe Found at 219.52 feet, a ¾" Pipe Found at 484.03 feet, a ¾" Pipe Found at 729.25 feet and a ¾" Pipe Found at 991.85 feet) 1243.65 feet to a point in the south line of a 20 acre tract described in Official Record 190, Page 1402 (from which a ¾" Pipe Found bears S25°21'01"W 0.56 feet);

Thence with the north line of said 60 acre tract and the south line of said 20 acre tract S87°21'48"E 470.64 feet to a 12" Steel Post Found;

Thence with the west line of said 36.75 acre tract and the east line of said 20 acre tract N03°19'28"E 1178.80 feet to an Iron Pin Set on the north side of an 8" Wood Post in the south line of an alley in the California Subdivision, Plat Book 1, Page 31;

Thence with the north line of said 36.75 acre tract and the south line of said alley, S80°06'35"E 327.00 feet to an Iron Pin Set;

Thence continuing with said north line and alley N09°53'25"E 16.50 feet to an Iron Pin Set;

Thence with the north line of said 36.75 acre tract and the south line of a 0.25 acre tract described in Official Record 227, Page 1133 S80°06'35"E 116.50 feet to an Iron Pin Set;

Thence with the east line of said 0.25 acre tract and the east line of a 0.36 acre tract described in Official Record 190, Page 1402 N09°46'49"E (passing an Iron Pin Set at 353.64 feet) 383.64 feet to a point in the centerline of Big Plain Circleville Road;

Thence with the centerline of Big Plain Circleville Road the following four calls S78°36'28"E 279.83 feet to a Nail Found;

Thence S78°17'25"E 9.03 feet to a Nail Found;

Thence S73°32'41"E 141.20 feet to a Nail Found;

Thence S73°33'49"E (passing a Nail Found at 263.73 feet) 286.22 feet to the **TRUE POINT OF BEGINNING**;

Containing 92.136 Acres in parcel 0700296000 and 87.864 Acres in parcel 0700234000 for a total of 180.000 Acres

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

Bearings are based on the east line of VMS 5433 as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum, being S01°53'07"W.

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 and the attached plat are a true representation of the conditions as they existed on the date of the survey and that the accuracy of same is consistent with accepted surveying standards.



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

March 7, 2017
Date

Legal Description
Fairfield Township, Madison County, Ohio
Virginia Military Survey No. 5433
Tract 2 – 80.585 Acres

Situated in the Township of Fairfield, County of Madison, and State of Ohio and in Virginia Military Survey 5433, being more particularly bounded and described as follows:

Being a part of a 179.3954 acre tract (parcel 0700296000) described in Official Record 162, Page 362, in the Madison County Recorder's Office;

Beginning for reference Madison County Monument 02-012;

Thence N84°38'29"W 88.63 feet to a point in the centerline of Big Plain Circleville Road;

Thence with the west line of a 0.525 acre tract described in Official Record 162, Page 362 and the west line of a 7.8331 acre tract described in Official Record 305, Page 91 S05°21'46"W (passing an Iron Pin Found Capped at 132.27 feet) 416.90 feet to an Iron Pin Set;

Thence with the south line of said 7.8331 acre tract S85°17'24"E 1122.45 feet to an Iron Pin Set, being the **TRUE POINT OF BEGINNING**;

Thence continuing with the south line of said 7.8331 acre tract S85°17'24"E 240.34 feet to a Nail Found in the centerline of Big Plain Circleville Road;

Thence with the centerline of Big Plain Circleville Road S32°02'55"E 1022.79 feet to a point (from which a Rail Road Spike Found bears N61°47'09"E 2.43 feet);

Thence with the line common to a 6.588 acre tract described in Official Record 272, Page 918 the following six calls S61°41'07"W 506.19 feet to a ¾" Pipe in Concrete Found;

Thence S51°07'09"W 171.98 feet to a ¾" Pipe Found;

Thence S10°03'42"W 98.45 feet to a ¾" Pipe in Concrete Found;

Thence S72°07'49"E 270.75 feet to a ¾" Pipe in Concrete Found;

Thence S89°33'59"E 453.15 feet to a ¾" Pipe in Concrete Found;

Thence N58°17'09"E (passing a ¾" Pipe Found at 160.62 feet) 185.31 feet to a Rail Road Spike Found in the centerline of Big Plain Circleville Road;

Thence with the centerline of Big Plain Circleville Road S32°02'55"E 55.75 feet to a Nail Found in the east line of VMS 5433;

Thence with the east line of VMS 5433 S01°53'07"W 2572.19 feet to a ¾" Pipe Found in the north line of a 40.506 acre tract described in Official Record 263, Page 1947;

Thence with the south line of said 179.3954 acre tract, partly with the north line of said 40.506 acre tract and partly with the north line of a 50 acre tract described in Official Record 263, Page 1947 N86°59'22"W 1128.24 feet to an Iron Pin Set;

Thence on a new line through said 179.3954 acre tract N01°53'07"E 3881.63 feet to the **TRUE POINT OF BEGINNING**;

Containing a total of 80.585 Acres.

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

Bearings are based on the east line of VMS 5433 as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum, being S01°53'07"W.

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 and the attached plat are a true representation of the conditions as they existed on the date of the survey and that the accuracy of same is consistent with accepted surveying standards.



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

March 7, 2017

Date

Legal Description
Fairfield Township, Madison County, Ohio
Virginia Military Survey No. 5433
20' Wide Easement – Description of Centerline

Situated in the Township of Fairfield, County of Madison, and State of Ohio and in Virginia Military Survey 5433, being more particularly bounded and described as follows:

Being located in a 179.3954 acre tract (parcel 0700296000) and in a 36.75 acre tract (parcel 0700234000) described in Official Record 162, Page 362, in the Madison County Recorder's Office;

Beginning for reference Madison County Monument 02-012;

Thence N84°38'29"W 88.63 feet to a point in the centerline of Big Plain Circleville Road at the north west corner of a 0.525 acre tract described in Official Record 162 Page 362;

Thence with the centerline of Big Plain Circleville Road N73°33'49"W 10.19 feet to a point, being the **TRUE POINT OF BEGINNING**;

Thence through said 36.75 acre tract, parallel to and 10 feet distant from the west line of said 0.525 acre tract and a 7.8331 acre tract described in Official Record 305, Page 91 S05°21'46"W 428.97 feet to a point;

Thence partly through said 36.75 acre tract and partly through said 179.3954 acre tract, parallel to and 10 feet distant from the south line of said 7.8331 acre tract S85°17'24"E 1080.86 feet to a point;

Thence through said 179.3954 acre tract the following twelve calls S01°35'16"W 208.33 feet to a point;

Thence S05°49'07"W 580.15 feet to a point;

Thence S10°20'36"W 233.99 feet to a point;

Thence S22°02'52"W 203.44 feet to a point;

Thence S14°01'23"W 315.01 feet to a point;

Thence S19°51'54"W 199.69 feet to a point;

Thence S25°18'10"W 515.17 feet to a point;

Thence S26°39'26"W 464.35 feet to a point;

Thence S23°43'32"W 117.97 feet to a point;

Thence S29°12'44"W 166.80 feet to a point;

Thence S54°07'00"W 133.43 feet to a point;

Thence S46°06'14"W 464.35 feet to a point in the south line of said 179.3954 acre tract, and being the endpoint of the centerline herein described.

Being the centerline of an easement 20 feet in width.

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

Bearings are based on the east line of VMS 5433 as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum, being $S01^{\circ}53'07''W$.

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the survey and that the accuracy of same is consistent with accepted surveying standards.



A handwritten signature in blue ink that reads "Craig E. Stevenson".

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

March 7, 2017

Date