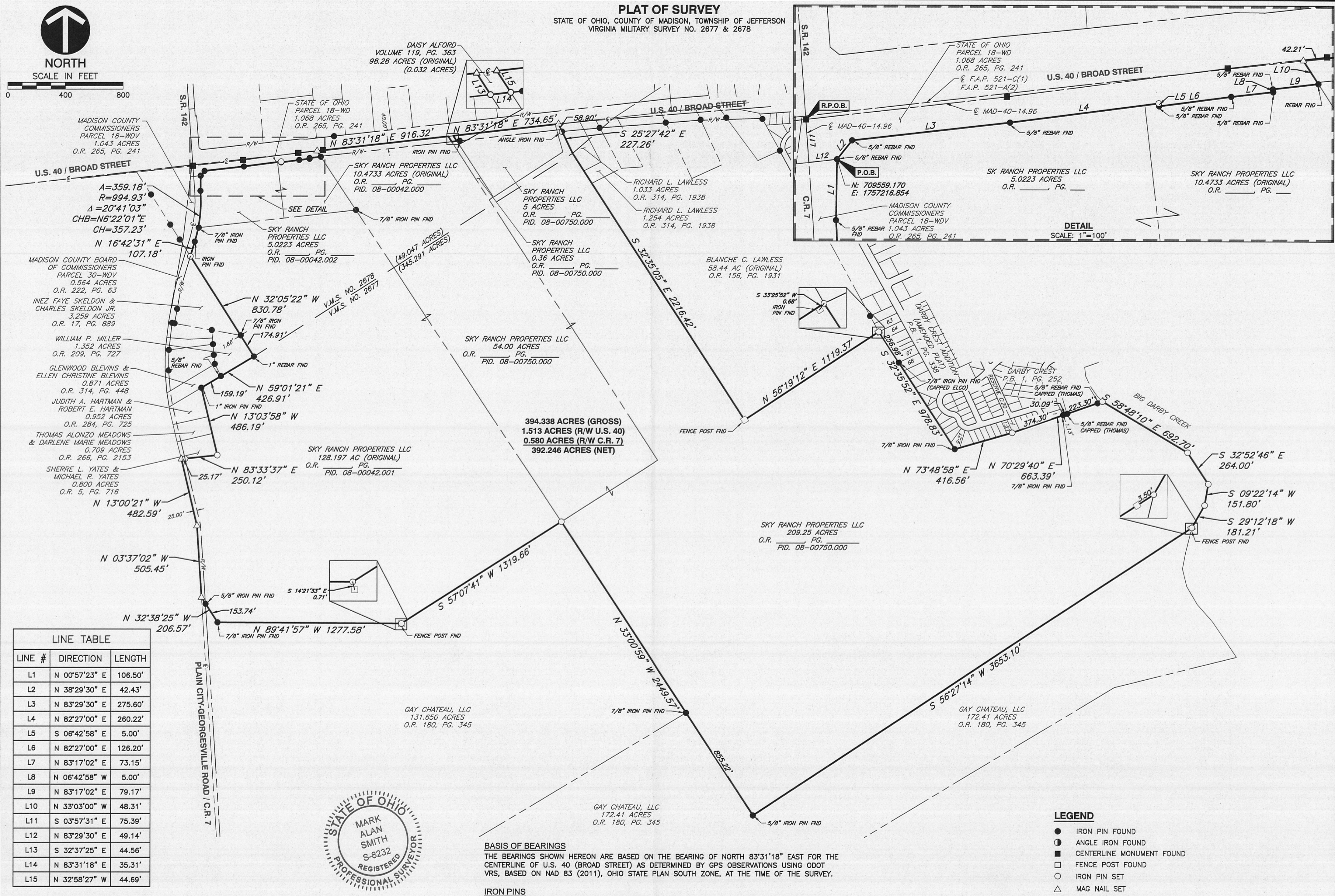


NORTH
SCALE IN FEET

0 400 800

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON
VIRGINIA MILITARY SURVEY NO. 2677 & 2678



LINE #	DIRECTION	LENGTH
L1	N 00°57'23" E	106.50'
L2	N 38°29'30" E	42.43'
L3	N 83°29'30" E	275.60'
L4	N 82°27'00" E	260.22'
L5	S 06°42'58" E	5.00'
L6	N 82°27'00" E	126.20'
L7	N 83°17'02" E	73.15'
L8	N 06°42'58" W	5.00'
L9	N 83°17'02" E	79.17'
L10	N 33°03'00" W	48.31'
L11	S 03°57'31" E	75.39'
L12	N 83°29'30" E	49.14'
L13	S 32°37'25" E	44.56'
L14	N 83°31'18" E	35.31'
L15	N 32°58'27" W	44.89'



WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

Mark Alan Smith
MARK ALAN SMITH
REGISTERED SURVEYOR NO. S-8232
DATE: 3/22/2017

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 83°31'18" EAST FOR THE CENTERLINE OF U.S. 40 (BROAD STREET) AS DETERMINED BY GPS OBSERVATIONS USING ODOT VRS, BASED ON NAD 83 (2011), OHIO STATE PLAN SOUTH ZONE, AT THE TIME OF THE SURVEY.

IRON PINS
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERTINENT DOCUMENTS
DEEDS OF RECORD, MADISON COUNTY RECORDER'S OFFICE, RECORD SURVEYS & TAX MAPS, MADISON COUNTY MAP ROOM.

COORDINATES
COORDINATES SHOWN HEREON ARE BASED ON OHIO STATE PLAN, SOUTH ZONE, NAD 83 (2011) PER AS DETERMINED BY GPS OBSERVATIONS USING ODOT VRS, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE, AT THE TIME OF THE SURVEY.

- LEGEND**
- IRON PIN FOUND
 - ◐ ANGLE IRON FOUND
 - ◑ CENTERLINE MONUMENT FOUND
 - ◻ FENCE POST FOUND
 - IRON PIN SET
 - △ MAG NAIL SET
 - ### LOT NUMBER:BLOCK NUMBER

 Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085 614-540-6633 - 888-598-6808 www.cecinc.com	JEFFERSON TOWNSHIP MADISON COUNTY, OHIO 394.338 ACRES
	DRAWN BY: JEC CHECKED BY: MJA APPROVED BY: MAS EXHIBIT: SRV DATE: MARCH 2017 DWG SCALE: 1"=400' PROJECT NO: 164-539

P:\2016\164-539\Survey\Draw\164539-SURV-Combined.dwg 1/18/2017 10:52:24 AM - LP: 3/22/2017 8:03 AM



**DESCRIPTION OF A
394.338 ACRE TRACT**

Situated in the State of Ohio, County of Madison, Township Jefferson, lying within Virginia Military Survey No. 2677 and 2678, being all of that 5.0223 acre tract (PID 08-00042.002) as described in deed to Sky Ranch Properties LLC, of record in Official Record _____, Page ____; all of that original 10.4733 acre tract (PID 08-00042.000) and that original 128.197 acre tract (PID 08-00042.001) as described in deed to Sky Ranch Properties LLC, of record in Official Record _____, Page ____; all of that 209.25 acre tract, 5 acre tract, 0.36 acre tract, and 54.00 acre tract as described in deed to Sky Ranch Properties LLC (PID 08-00750), of record in Official Record _____, Page ____, all being of record in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at a concrete monument found at the centerline intersection of U.S. 40 (Broad Street) with County Road 7 (Plain City-Georgesville Road) and S.R. 142 (Plain City-Georgesville Road), as shown in Ohio Department of Transportation, District 6 MAD-40-14.96 plans;

Thence South 03°57'31" East, with the centerline of said County Road 7, a distance of 75.39 feet, to a point in the common line of that 1.068 acre tract as described in deed to the State of Ohio (Parcel 18-WD) and that 1.043 acre tract as described in deed to the Madison County Commissioners (Parcel 18-WDV), both of record in Official Record 265, Page 241;

Thence North 83°29'30" East, with aforesaid common line, a distance of 49.14 feet, to a 5/8" rebar found at the common corner of said 1.043 acre tract, said 1.068 acre tract, and said 5.0223 acre tract, being the easterly intersection of right of way of U.S. 40 and County Road 7, and being the **POINT OF TRUE BEGINNING**;

Thence with the south line of said 1.068 acre tract, the northerly line of said 5.0223 acre tract and the north line of said original 10.4733 acre tract, and the southerly right of way of U.S. 40, as shown in said MAD-40-14.96, the following courses:

North 38°29'30" East, a distance of 42.43 feet, to a 5/8" rebar found;

North 83°29'30" East, a distance of 275.60 feet, to a 5/8" rebar found;

North 82°27'00" East, a distance of 260.22 feet, to an iron pin set;

South 06°42'58" East, a distance of 5.00 feet, to a 5/8" rebar found;

North 82°27'00" East, a distance of 126.20 feet, to a 5/8" rebar found;

North 83°17'02" East, a distance of 73.15 feet, to a 5/8" rebar found;

North 06°42'58" West, a distance of 5.00 feet, to a 5/8" rebar found;

North 83°17'02" East, a distance of 79.17 feet, to a 5/8" rebar found at the southeasterly corner of said 1.068 acre tract, being in the west line of said 54.00 acre tract;

Thence North 33°03'00" West, with common line of said 1.068 acre tract and said 54.00 acre tract, a distance of 48.31 feet, to a mag nail set common corner of said 1.068 acre tract and said 54.00 acre tract, being in the centerline of right of way of U.S. 40, as shown in Ohio Department of Transportation, District 6 F.A.P. 521-C(1)/F.A.P. 521-A(2) plans;

Thence North 83°31'18" East, with aforesaid centerline of U.S. 40, being the northerly line of said 54.00 acre tract, passing a concrete monument found at a distance of 42.21 feet, a total distance of 916.32 feet, to a mag nail set in the northeasterly corner of said 54.00 acre tract;

Thence with the perimeter of that 0.032 acre remainder of that original 98.28 acre tract as described in deed to Daisy Alford, of record in Volume 119, Page 363, the following courses:

South 32°37'25" East, with the easterly line of said 54.00 acre tract, a distance of 44.56 feet, to an iron pin set in the northwesterly corner of said 0.36 acre tract;

North 83°31'18" East, with the northerly line of said 0.36 acre tract, a distance of 35.31 feet, to an iron pin set in the northeasterly corner of said 0.36 acre tract, being in the westerly line of said 5 acre tract;

North 32°58'27" West, with the westerly line of said 5 acre tract, a distance of 44.69 feet, to a mag nail set in the northwesterly corner of said 5 acre tract, being in the aforesaid centerline of U.S. 40;

Thence North 83°31'18" East, with the aforesaid centerline of U.S. 40, being the northerly line of said 5 acre tract and said 209.25 acre tract, a distance of 734.65 feet, to a mag nail set in the common corner of said 209.25 acre tract and that 1.033 acre tract as described in deed to Richard L. Lawless, of record in Official Record 314, Page 1938;

Thence with the perimeter of said 209.25 acre tract, the following courses:

South 25°27'42" East, with the west line of said 1.033 acre tract, passing an angle iron found at a distance of 58.90 feet, a total distance of 227.26 feet, to an iron pin set in an angle point in said common line;

South 32°35'05" East, with part of the westerly line of said 1.033 acre tract, with the westerly line of that 1.254 acre tract as described in deed to Richard L. Lawless, of record in Official Record 314, Page 1938, and with the westerly line of that original 58.44 acre tract as described in deed to Blanche C. Lawless, of record in Official Record 156, Page 1931, a distance of 2216.42 feet, to a fence post found in the common corner of said 209.25 acre tract and said original 58.44 acre tract;

North 56°19'12" East, with the southerly line of said 58.44 acre tract, a distance of 1119.37 feet, to an iron pin set in the common corner of said 58.44 acre tract, said 209.25 acre tract, and Lot 63 and Lot 64 as shown in the Amended Plat of Darby Crest, of record in Plat Book 1, Page 338, with a fence post found being South 33°25'52" West and 0.68 feet distant from said corner;

South 32°35'52" East, with the westerly line of said Amended Plat of Darby Crest and the westerly line of Darby Crest, of record in Plat Book 1, Page 252, passing a 7/8" iron pin capped "ELCO" found at the common corner of Lot 67 and Lot 68 of said Amended Plat of Darby Crest at a distance of 256.98 feet, a total distance of 978.83 feet, to a 7/8" iron pin found at the common corner of Lot 9 of Block 21 of said Darby Crest and said 209.25 acre tract;

North 73°48'58" East, with the southerly line of said Darby Crest, a distance of 416.56 feet, to an iron pin set at an angle point, being in the southerly line of Lot 1 of Block 21 of said Darby Crest;

North 70°29'40" East, continuing with the southerly line of said Darby Crest, passing a 7/8" iron pin found at distance of 374.30 feet (and 1.13 feet northwest measured at right angles), a 5/8" rebar capped "Thomas" at a distance of 404.39 feet, and a 5/8" rebar capped "Thomas" at a distance of 627.69 feet, a total distance of 663.39 feet, to an iron pin set in the west bank of Big Darby Creek;

South 58°48'10" East, with the west bank of Big Darby Creek, a distance of 692.70 feet, to an iron pin set;

South 32°52'46" East, continuing with the west bank of Big Darby Creek, a distance of 264.00 feet, to an iron pin set;

South 09°22'14" West, continuing with the west bank of Big Darby Creek, a distance of 151.80 feet, to an iron pin set;

South 29°12'18" West, continuing with the west bank of Big Darby Creek, a distance of 181.21 feet, to an iron pin set in the easterly common corner of said 209.25 acre tract and that 172.41 acre tract as described in deed to Gay Chateau, LLC, of record in Official Record 180, Page 345;

South 56°27'14" West, with the northerly line of said 172.41 acre tract, passing a fence post found at a distance of 3.50 feet, a distance of 3653.10 feet, to a 5/8" iron pin found at the westerly common corner said 209.25 acre tract and said 172.41 acre tract;

North 33°00'59" West, with the northeasterly line of said 172.41 acre tract and the easterly line of that 131.650 acre tract as described in deed to Gay Chateau, LLC, of record in Official Record 180, Page 345, passing 7/8" iron pin found at 855.22 feet, a distance of 2449.57 feet, to an iron pin set in the common corner of said 54.00 acre tract, said 209.25 acre tract, said 128.197 acre tract, and said 131.650 acre tract;

Thence with the common line of said 128.197 acre tract and said 131.650 acre tract, the following courses:

South 57°07'41" West, a distance of 1319.66 feet, to an iron pin set, with a fence post in concrete found South 14°21'33" East and 0.71 feet distant;

North 89°41'57" West, a distance of 1277.58 feet, to a 7/8" iron pin found;

North 32°38'25" West, passing a 5/8" iron pin at 153.74 feet, a total distance of 206.57 feet, to a mag nail set in the centerline of County Road 7;

Thence with the centerline of County Road 7, being the westerly line of said 128.197 acre tract, the following courses:

North 03°37'02" West, a distance of 505.45 feet, to a mag nail set;

North 13°00'21" West, a distance of 482.59 feet, to a mag nail set in the southwesterly corner of that 0.800 acre tract as described in deed to Michael R. Yates and Sherre L. Yates, of record in Official Record 5, Page 716;

Thence continuing with the perimeter of said 128.197 acre tract, the following courses:

North 83°33'37" East, with the southerly line of said 0.800 acre tract, passing an iron pin set at a distance of 25.17 feet, a total distance of 250.12 feet, to an iron pin set in the common corner of said 0.800 acre tract and said 128.197 acre tract;

North 13°03'58" West, with the easterly lines of said 0.800 acre tract, that 0.709 acre tract as described in deed to Thomas Alonzo Meadows and Darlene Marie Meadows, of record in Official Record 266, Page 2153, and that 0.952 acre tract as described in deed to Robert E. Hartman and Judith A. Hartman, of record in Official Record 284, Page 725, a distance of 486.19 feet, to a 1" iron pin found in the common corner of said 128.197 acre tract and said 0.952 acre tract, being in the southerly line of that 0.871 acre tract as described in deed to Glenwood Blevins and Ellen Christine Blevins, of record in Official Record 314, Page 448;

North 59°01'21" East, with part of the southerly line of said 0.871 acre tract and with the southerly line of that 1.352 acre tract as described in deed to William P. Miller, of record in

Official Record 209, Page 727, passing a 5/8" iron pin found at 159.19 feet, a total distance of 426.91 feet, to a 1" rebar found in the common corner of said 128.197 acre tract and said 1.352 acre tract;

North 32°05'22" West, with the easterly line of said 1.352 acre tract and the northeasterly line of that 3.259 acre tract as described in deed to Charles Skeldon Jr. and Inez Faye Skeldon, of record in Official Record 17, Page 889, passing a 7/8" iron pin found at 174.91 feet (and 1.86 feet northeast measured at right angles), a total distance of 830.78 feet, to an iron pin set in the common corner of said 1.043 acre tract (Parcel 18-WDV) and that 0.564 acre tract as described in deed to the Madison County Board of Commissioners (Parcel 30-WDV), of record in Official Record 222, Page 63, being the easterly right of way of County Road 7 as shown in said MAD-40-14.96;

Thence with aforesaid easterly right of way line of County Road 7 and the easterly line of said 1.043 acre tract (Parcel 18-WDV), the following courses:

North 16°42'31" East, through said original 128.197 acre tract, a distance of 107.18 feet, to a 5/8" rebar found;

With a curve to the left, partly through said original 128.197 acre tract and with part of the westerly line of said 5.0223 acre tract, having an arc distance of 359.18 feet, a radius of 994.93 feet, a delta of 20°41'03", a chord bearing of North 06°22'01" East, and chord distance of 357.23 feet, to a 5/8" rebar found at a point of tangency;

North 00°57'23" East, with the westerly line of said 5.0233 acre tract, a distance of 106.50 feet, to the **POINT OF TRUE BEGINNING**, containing 394.338 acres, more or less, with 0.580 acres being within the right-of-way of County Road 7 and 1.513 acres being within the right of way of U.S. 40.

Iron pins set are 5/8-inch rebar, 30 inches in length, with a yellow cap bearing the initials "CEC".

Subject, however, to all easements, restrictions, and rights-of-way of record, if any.

The bearings as described are based on the bearing of North 83°31'18" East for a portion of the centerline of U.S. 40 (Broad Street) as determined by GPS observations using ODOT VRS, based on NAD 83 (2011), Ohio State Plane South Zone, at the time of the survey.

The above description is based on existing records obtained from the Madison County Recorder's Office and an actual field survey performed on December 30, 2016 under my supervision.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

3/22/2017

Mark Alan Smith
Registered Surveyor No. S-8232

Date

