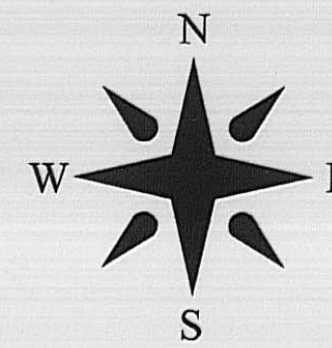
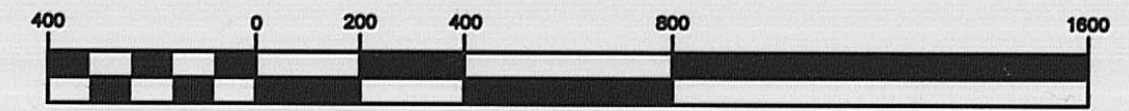


SITUATED IN THE STATE OF OHIO  
MADISON COUNTY, PAINT TOWNSHIP  
VMS 8121

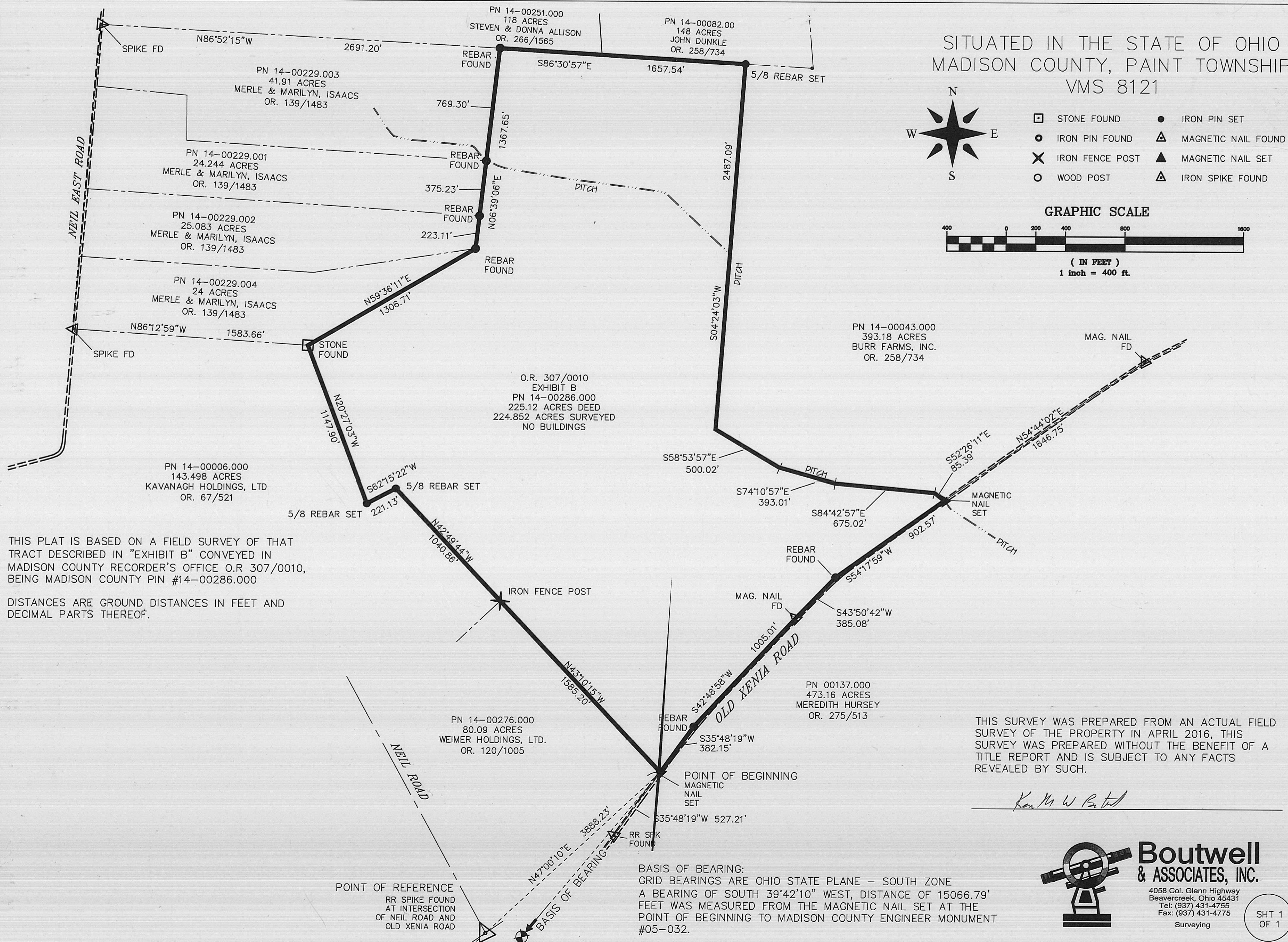


- ☐ STONE FOUND
- IRON PIN SET
- IRON PIN FOUND
- △ MAGNETIC NAIL FOUND
- ✕ IRON FENCE POST
- ▲ MAGNETIC NAIL SET
- WOOD POST
- △ IRON SPIKE FOUND

GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.



THIS PLAT IS BASED ON A FIELD SURVEY OF THAT TRACT DESCRIBED IN "EXHIBIT B" CONVEYED IN MADISON COUNTY RECORDER'S OFFICE O.R. 307/0010, BEING MADISON COUNTY PIN #14-00286.000

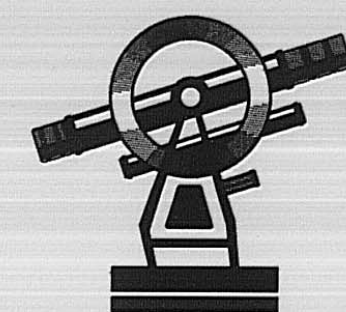
DISTANCES ARE GROUND DISTANCES IN FEET AND DECIMAL PARTS THEREOF.

THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PROPERTY IN APRIL 2016, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

*Ken M. W. Boutwell*

POINT OF REFERENCE  
RR SPIKE FOUND  
AT INTERSECTION  
OF NEIL ROAD AND  
OLD XENIA ROAD

BASIS OF BEARING:  
GRID BEARINGS ARE OHIO STATE PLANE - SOUTH ZONE  
A BEARING OF SOUTH 39°42'10" WEST, DISTANCE OF 15066.79'  
FEET WAS MEASURED FROM THE MAGNETIC NAIL SET AT THE  
POINT OF BEGINNING TO MADISON COUNTY ENGINEER MONUMENT  
#05-032.



**Boutwell  
& ASSOCIATES, INC.**  
4058 Col. Glenn Highway  
Beavercreek, Ohio 45431  
Tel: (937) 431-4755  
Fax: (937) 431-4775  
Surveying

DESCRIPTION OF A 224.852 ACRE PARCEL OF LAND  
MADISON COUNTY, PAINT TOWNSHIP  
VMS 8121

Situated in the State of Ohio, Madison County, Paint Township, VMS 8121, and being 224.852 acres, Madison County Auditor Parcel 14-00286.000, all of that tract described in Exhibit B of record in Madison County Recorder's Office Official Record 307, Page 0010, being more particularly described as follows:

Beginning for Reference at a railroad spike found at the intersection of Old Xenia Road and Neil Road; Thence North 47°00'10" East, 3888.23 feet to a magnetic nail set in the center of Old Xenia Road, the east corner of a 80.09 acre tract conveyed to Weimer Holdings, Ltd, in Official Record 120, Page 1005, in the north line of a 473.16 acre tract conveyed to Meredith Hursey in Official Record 275, Page 513, said point being North 39°42'10" East, 15066.79 feet from Madison County Survey Monument #05-032, and being the True Point of Beginning;

Thence North 43°10'15" West, along the east line of said 80.09 acres, a distance of 1585.20 feet to an iron fence post at the east corner of a 143.498 acre tract conveyed to Kavanagh Holdings, Ltd. in Official Record 67, Page 521;

Thence North 42°49'44" West, along the east line of said 143.498 acre tract, a distance of 1040.86 feet to a 5/8 inch rebar set with cap;

Thence South 62°15'22" West, along a line of said 143.498 acre tract, a distance of 221.13 feet to a 5/8 inch rebar set with cap;

Thence North 20°27'03" West, along an east line of said 143.498, a distance of 1147.90 feet to a stone found at the southeast corner of a 24 acre tract conveyed to Merle & Marilyn Isaacs in Official Record 139, Page 1483;

Thence North 59°36'11" East, along an east line of said 24 acres, a distance of 1306.71 feet to a rebar found;

Thence North 06°39'06" East, along the east line of a 25.083 acre tract, 24.244 acre tract, and 41.91 acre tract conveyed to Merle & Marilyn Isaacs in Official Record 139, Page 1483, a distance of 1367.65 feet to a rebar found in the south line of a 118 acre tract conveyed to Steven & Donna Allison in Official Record 266, Page 1565;

Thence South 86°30'57" East, along the south line of said 118 acre tract, along the south line of a 148 acre tract conveyed to John Dunkle in Official Record 258, Page 734, a distance of 1657.54

feet to a 5/8 inch rebar set with cap at the northwest corner of a 393.18 acre tract conveyed to Burr Farms, Inc. in Official Record 258, Page 734;

Thence South 04°24'03" West, along the west line of said 393.18 acre tract, a distance of 2487.09 feet to a point in a ditch;

Thence with said ditch, and the southwest side of said 393.18 acres, the following four courses:

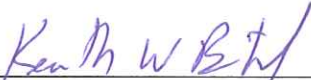
- 1) South 58°53'57" East, a distance of 500.02 feet to a point;
- 2) Thence South 74°10'57" East, a distance of 393.01 feet to a point;
- 3) Thence South 84°42'57" East, a distance of 675.02 feet to a point;
- 4) Thence South 52°26'11" East, a distance of 85.39 feet to a magnetic nail set in center of the bridge and Old Xenia Road, being in the north line of the aforementioned 473.16 acres;

Thence along the center of Old Xenia Road, and the north lines of said 473.16 acres, the following four courses:

- 1) Thence South 54°17'59" West, a distance of 902.57 feet to a rebar found;
- 2) Thence South 43°50'42" West, a distance of 385.08 feet to a magnetic nail found;
- 3) Thence South 42°48'58" West, a distance of 1005.01 feet to a rebar found;
- 4) Thence South 35°48'19" West, a distance of 382.15 feet to the True Point of Beginning.

Containing 224.852 acres.

A bearing of South 39°42'10" West was measured from the magnetic spike set at the True Point of Beginning, to Madison County Engineer Survey Monument #05-032.

  
Kenneth W. Boutwell, P.S. #8211  
Boutwell & Associates, Inc.

