

SEE SHEET 2

PN 1601609023000059
49.13 ACRES
PAUL HAZLETT
OR. 1467/360

BASIS OF BEARING:
SEE SHEET 1 OF 6
GRID BEARINGS ARE OHIO
STATE PLANE - SOUTH
ZONE
A GRID BEARING OF SOUTH
61°33'43" WEST, AND
DISTANCE OF 12528.90
WAS MEASURED FROM
CLARK COUNTY SURVEY
MONUMENT #63 TO #231

SEE SHEET 2
TRACT 2
PART OF PN 1601609023000063
413.60 ACRES DEED - MINUS EXCEPTIONS
241.776 ACRES SURVEYED AND REMAINING

SEE SHEET 3 AND 4
PN 1601609023000062
328.30 ACRES DEED
325.541 ACRES SURVEYED AND REMAINING
INCLUDING OLD XENIA-LONDON ROAD RIGHT OF WAY
240.041 ACRES NORTH OF C/L OLD XENIA-LONDON ROAD
NO BUILDINGS

SEE SHEET 3

PNC BANK TRUSTEES OF
THE SUSANNAH B. COWDEN TRUST
CLARK CO. RECORDER
O.R. 2051, PAGE 812
MADISON CO. RECORDER
O.R. 307, PAGE 0010

THIS PLAT IS BASED ON A
FIELD SURVEY OF THE
REMAINDER OF TRACTS 6 & 7

TRACT 6
107 ACRES DEED
PART OF PN 1601609023000063
105.937 ACRES SURVEYED AND REMAINING
(1.016 ACRES IN THE PUBLIC R/W)
NO BUILDINGS

POINT OF
BEGINNING
TRACT 6
RR SPIKE
FND.

CLARK PN 1601609023000014
MADISON PN 14-00231.000
49.10 ACRES
DONALD & EDNA SHAW
CLARK CO. OR. 1461/2265
MADISON CO. OR. 119/535

TRACT 7
48.75 ACRES DEED
48.820 ACRES SURVEYED AND REMAINING

27.230 ACRES IN CLARK COUNTY
(0.490 ACRES IN PUBLIC R/W)
PN 1601609023000017

21.590 ACRES IN MADISON COUNTY
(0.624 ACRES IN PUBLIC R/W)
PN 14-00065.000
NO BUILDINGS

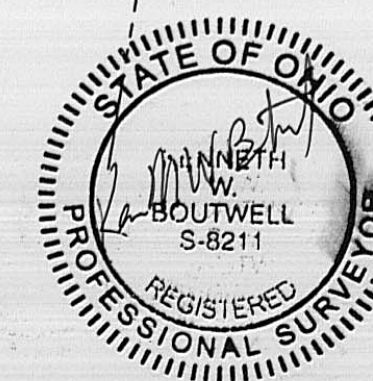
CLARK CO. RECORDER
O.R. 2051, PAGE 812
MADISON CO. RECORDER
O.R. 307, PAGE 0010

RR SPIKE FOUND
POINT OF BEGINNING
TRACT 7
SEE DETAIL

PN 14-00007.000
RAYMOND & LAURA BELT
MADISON CO. OR. 41/764
4.195 ACRES

PN 14-00151.000
ROBERT & ANNE HUNTER
OR. 280/685
180.245 ACRES

XENIA-LONDON ROAD
EX. 60' R/W



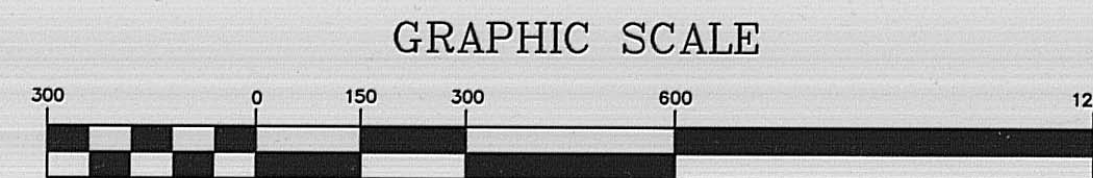
PN 14-00147.000
ROBERT HUNTER
MAD. CO. OR. 280/692
219.43 ACRES

PN 1601609023000019
135.74 ACRES
JOHNNY & VIRGINIA DAVISON, TR.
OR. 2062/1117

PN 1601609023000020
7.6 ACRES
ROBERT & ANNE HUNTER, TR
CLARK CO. OR. 1971/940

LINE TABLE

| | |
|------------------------------|------------------------------|
| L1 S81°50'13"W 303.33' | L4 N04°22'36"E 231.00' |
| L2 S33°16'03"W 59.38' | L5 S81°50'13"W 19.29' |
| L3 S06°56'27"E 219.79' | L6 S74°51'04"W 318.82' |



GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

APPROVED

Clark County Tax Map

L.I.S.

AUG 10 2016

28-42A-F

- Legal Description
 Survey Plat / Lotsplit
 Subdivision / Annexation

DESCRIPTION OF A 48.820 ACRE PARCEL OF LAND
27.230 ACRES IN MADISON TOWNSHIP, CLARK COUNTY
21.590 ACRES IN PAINT TOWNSHIP, MADISON COUNTY, OHIO
VMS 9023

Situated in the State of Ohio, part in Clark County, Madison Township, and part in Madison County, Paint Township, VMS 9023, and being the remainder of Tract 7 appearing of record in Clark County Recorder's Office Official Record 2051, Page 812, said remainder being part of Clark County Auditor Parcel 1601609023000017, and part of Madison County Auditor Parcel 14-00065.000, appearing of record in Madison County Recorder's Office Official Record 307, Page 0010, being more particularly described as follows:

Beginning for Reference at a concrete monument found on the Clark/Madison County line on the south side of Xenia-London Road; Thence along the County line, North 14°05'05" East, 16.29 feet to a railroad spike found in the center of Xenia-London Road being the True Point of Beginning;

Thence along the center of Xenia London Road, South 74°05'46" West, 709.01 feet to a railroad spike found at the southeast corner of a 1.87 acre tract conveyed to David & Rebecca Morrow in Deed Volume 848, Page 258;

Thence North 04°22'36" East, along the east line of said 1.87 acre tract, a distance of 231.00 feet to a half inch rebar found;

Thence South 81°50'13" West, along the north line of said 1.87 acres, a distance of 19.29 feet to a 5/8 inch rebar set in the east line of the remainder of Tract 6 described in Clark County Recorder's Office Official Record 2051, Page 812;

Thence North 05°08'27" East, along the east line of said Tract 6, a distance of 1412.21 feet to a 5/8 inch rebar set at the southwest corner of a 49.10 acre tract conveyed to Donald & Edna Shaw in Clark County Recorder's Office Official Record 1461, Page 2255;

Thence South 85°26'01" East, along the south line of said 49.10 acre tract, passing the County line at 902.89 feet, a total distance of 1591.18 feet to an iron fence post at the southeast corner of said 49.10 acre tract, being in the westerly line of 180.245 acres conveyed to Robert & Anne Hunter in Madison County Official Record 280, Page 685;

Thence South 07°38'56" West, passing the southwest corner of Hunter and then along the west line of 4.195 acres conveyed to Raymond & Laura Belt in Madison County Official Record 41, Page 764, a distance of 1108.96 feet to a railroad spike found in the center of Old Xenia Road;

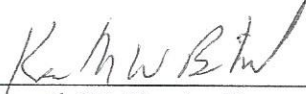
Thence South 78°03'16" West, along the center of Old Xenia Road, a distance of 517.82 feet to a railroad spike found;

Thence South 74°05'46" West, along the center of Old Xenia Road, a distance of 390.04 feet to the True Point of Beginning. Containing 48.820 acres of land.

Of said 48.820 acres, 27.230 acres (including 0.490 acres within the public right of way) are in Madison Township, Clark County, and 21.590 acres (including 0.624 acres within the public right of way) are in Paint Township, Madison County.

For the purpose of this description a bearing of South 61°33'43" West was measured between Clark County Survey Monument #63 and Monument #231.

This description was prepared in accordance with a recent survey dated July 18, 2016 by Boutwell & Associates, Inc.



Kenneth W. Boutwell
Boutwell & Associates, Inc.

