

PLAT of SURVEY

**SURVEY of a 16.849 Acre Split and a 1.465 Acre Split
from a 57.3705 acre (54.571 by survey) Parcel Owned by DIANE L. JASINSKY LLC**

Jefferson Township, Madison County, Ohio, Virginia Military Survey 9435 and 9436,
and
Virginia Military Survey 8926 and 8927 and 9391

Lands owned by Diane L. Jasinsky, LLC, in Three Contiguous Parcels in Jefferson Twp.:

- PID 08-00228.000 - 57.3705 ac. (54.571 by survey), O.R. 309, Page 2573
- PID 08-00464.001 - 2.000 ac. O.R. 281, Page 1039, Parcels One and Two
- PID 08-00464.000 - 2.000 ac. O.R. 281, Page 1039, Parcel Three

Division of above 57.3705 ac. Tract (54.571 by survey):

	A - 15.3839 acre Split	0.368 ac. existing Road RW U.S.42 0.598 ac. existing Road RW S.R. 29 0.143 ac. existing Road RW Byerly Rd.
	B - 1.4653 acre Split	0.102 ac. existing Road RW U.S.42
	C - 37.7214 acres Residue	0.426 ac. existing Road RW U.S.42 0.452 ac. existing Road RW Byerly Rd.
Total		54.5707 Acres

ADJOINERS AND OTHER OWNERS:

- not used
- GREEN, RICHARD L & ANITA K, 1.23 Acres, O.R. 108, Pg. 1150, PID 08-00228.001
- BRENNEMAN, WILLIAM L & RACHEL C, 0.85 Acres, O.R. 41, Pg. 1105, PID 05-00262.000
- COLLINS, THOMAS W & LINDA L, 1.00 Acres, DB 261, Pg. 693, PID 08-01172.000
- COLLINS, THOMAS W & LINDA L, 1.24 Acres, O.R. 190, Pg. 2227, PID 08-01171.001
- HART, MICHAEL D & AMBER S, 2.47 Acres, O.R. 192, Pg. 2055, PID 08-01171.000
- TIMMONS, ROGER L TRUSTEE, 100.11 Acres, PID 08-00610.000
- PUTHIPBREAK WATT KHMER, 52.89 Acres, O.R. 127, Pg. 1797, PID 08-00469.555
- CULBERTSON, MARY K, 0.46 Acres, O.R. 324, Pg. 1043, PID 08-00937.000
- HOSTETLER, EDNA FERN, TRUSTEE, O.R. 322, Pg. 1622, 1.470 Acres, PID 08-00424.000
- STATE ROUTE 29, LLC., 16.45 Acres, O.R. 224, Pg. 1227, PID 02-00902.005
- GREEN, RICHARD L, TRUSTEE, 43.56 Acres, O.R. 231, Pg. 716, PID 08-00429.003
- DEBNANDALE FARM, LLC, 45 Acres, O.R. 244, Pg. 1958, PID 08-00518.000
- ALLARD K NEWSOME, 1.03 Acres, O.R. 293, Pg. 146, PID 08-01199.000

Based on the information shown on the flood hazard boundary maps furnished by the Federal Emergency Management Agency, the property shown hereon is in Zone X, (areas determined to be outside of the 0.2% annual floodplain), as shown on the flood insurance rate map, 39097C0175D, Panel 175 of 450, effective date: June 18, 2010.

NOTE: ALL REFERENCES HEREON ARE TO RECORDS IN MADISON COUNTY, OHIO.

OTHER SOURCES OF INFORMATION:

- MADISON COUNTY GIS
- SURVEY PLAT 33-04
- SURVEY PLAT 42-99
- SURVEY PLAT 58-03
- SURVEY PLAT 77-04
- SURVEY PLAT 77-90
- SURVEY PLAT JE-20B
- SURVEY PLAT JE-23C
- SURVEY PLAT JE 1972
- SURVEY PLAT LMREAL

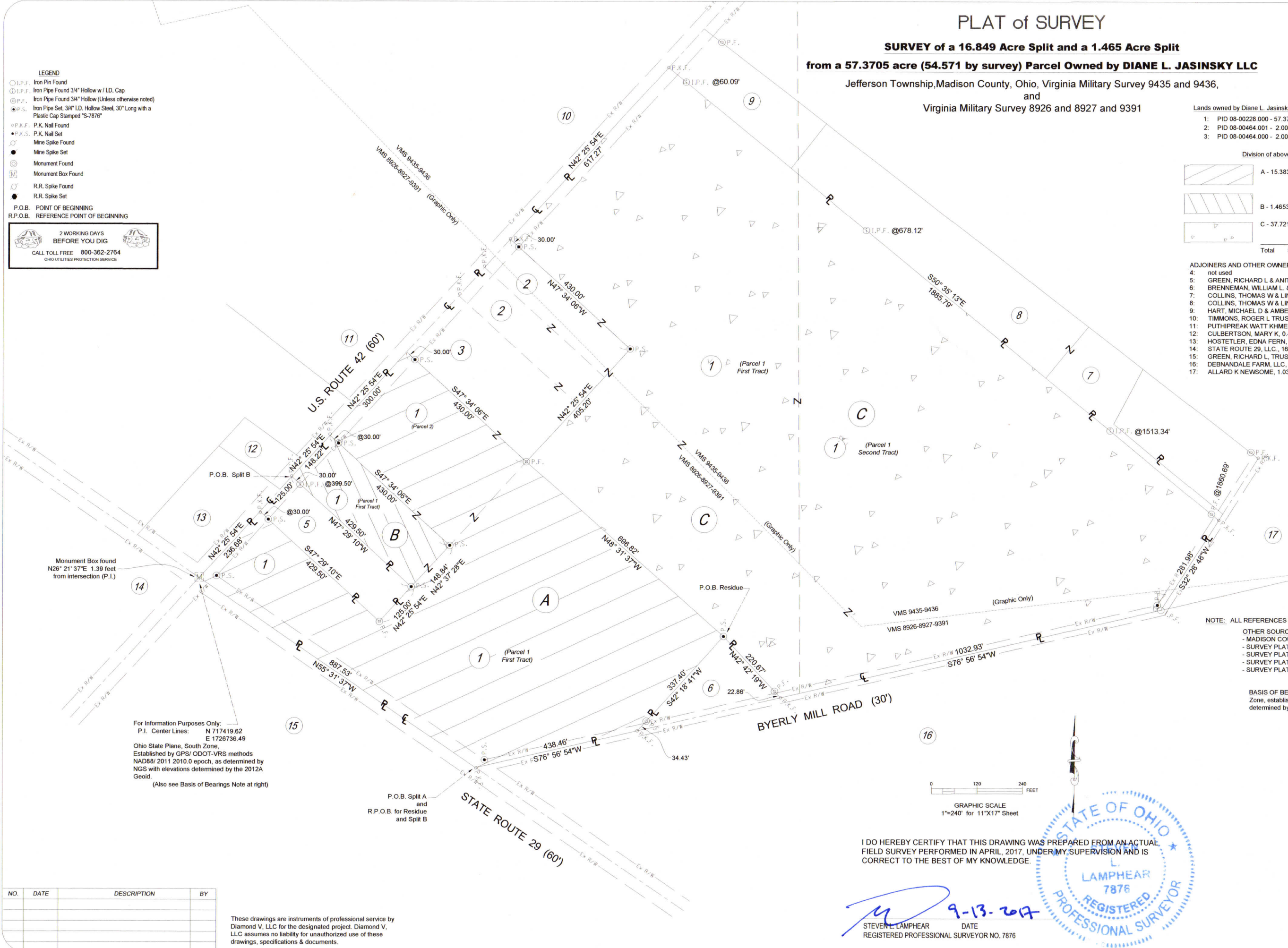
BASIS OF BEARINGS: All bearings are based upon Ohio State Plane, South Zone, established by GPS/ ODOT-VRS methods NAD 88/ 2011 2010.0 epoch, as determined by NGS with elevations determined by the 2012A Geoid.

- LEGEND**
- I.P.F., Iron Pin Found
 - ⊙ I.P.F., Iron Pipe Found 3/4" Hollow w/ I.D. Cap
 - ⊙ I.P.F., Iron Pipe Found 3/4" Hollow (Unless otherwise noted)
 - ⊙ P.S., Iron Pipe Set, 3/4" I.D. Hollow Steel, 30" Long with a Plastic Cap Stamped "S-7876"
 - ⊙ P.K.F., P.K. Nail Found
 - ⊙ P.K.S., P.K. Nail Set
 - ⊙ Mine Spike Found
 - ⊙ Mine Spike Set
 - ⊙ Monument Found
 - ⊙ Monument Box Found
 - ⊙ R.R. Spike Found
 - ⊙ R.R. Spike Set
 - P.O.B. POINT OF BEGINNING
 - R.P.O.B. REFERENCE POINT OF BEGINNING

**2 WORKING DAYS
BEFORE YOU DIG**

CALL TOLL FREE 800-362-2764

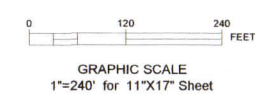
OHIO UTILITIES PROTECTION SERVICE



For Information Purposes Only:
P.I. Center Lines: N 717419.62
E 1726736.49

Ohio State Plane, South Zone,
Established by GPS/ ODOT-VRS methods
NAD88/ 2011 2010.0 epoch, as determined by
NGS with elevations determined by the 2012A
Geoid.
(Also see Basis of Bearings Note at right)

P.O.B. Split A
and
R.P.O.B. for Residue
and Split B



I DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL
FIELD SURVEY PERFORMED IN APRIL, 2017, UNDER MY SUPERVISION AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature
STEVEN L. LAMPHEAR DATE 9-13-2017
REGISTERED PROFESSIONAL SURVEYOR NO. 7876



NO.	DATE	DESCRIPTION	BY

These drawings are instruments of professional service by
Diamond V, LLC for the designated project. Diamond V,
LLC assumes no liability for unauthorized use of these
drawings, specifications & documents.

DESCRIPTION		PLAT OF SURVEY	
LOCATION		7430 AMITY PIKE PLAIN CITY, OHIO 43064	
CLIENT		DIANE L. JASINSKY LLC	
DRAWN BY		WAD	
CHECKED BY		SLL	
CREW CHIEF		GWG	
PROJECT No.		500-16	
DATE		09-12-2017	
SCALE		1" = 240'	
SHEET		1 OF 1	

Diamond V, LLC
Surveyors & Engineers

8205 SMITH CALHOUN RD.
PLAIN CITY, OH 43064
PHONE: 614-620-0331
www.diamondvllc.com

**37.7214 Acre Residue "C" from 54.571 Acres of Land
Owned by DIANE L. JASINSKY LLC**

Following is the description of 37.7214 Acre Residue "C" from 54.571 Acres of Land owned by DIANE L. JASINSKY LLC. References in this description of the contiguous tracts refer to the following documents and tax parcel data (PID):

- 1: PID 08-00228.000 - 57.3705 ac. (54.571 by survey), O.R. 309, Page 2573
- 2: PID 08-00464.001 - 2.000 ac. O.R. 281, Page 1039, Parcels One and Two
- 3: PID 08-00464.000 - 2.000 ac. O.R. 281, Page 1039, Parcel Three.

All being in Jefferson Township, County of Madison, State of Ohio, and being located within Virginia Military Survey 9435 - 9436, and, Virginia Military Survey 8926 - 8927 - 9391, with portions fronting on State Route 29, and U.S. Route 42, and Byerly Mill Road.

The 37.7214 acre Residue C being part of Parcel 1, First Tract, and Parcel 1. Second Tract described in the Jasinsky Tract 1 deed referred to above and being described as follows:

Commencing for reference at a P.K. nail found in the center line of State Route 29, 60 feet wide right-of-way width, at the intersection with Byerly Mill Road, 30 feet wide right-of-way width and the most southerly corner of the above mentioned Tract 1 owned by DIANE L. JASINSKY LLC.;

Thence **N 76 deg. 56' 54" E a distance of 438.46 feet**, along the center line of Byerly Mill Road to a P.K. Nail found at the westerly corner of a 0.85 Acre tract owned by William L. & Rachel C. Brenneman, O.R. 41, Pg. 1105, PID 05-00262.000;

Thence **N 42 deg. 18' 41" E a distance of 337.40 feet** along the northwesterly line of said Brenneman tract, passing an iron pin found at 34.43 feet to an iron pipe set at the most northerly corner of the Brenneman tract and **True Point of Beginning** of the **37.7214 Acre Residue C** herein described;

Thence **N 48 deg. 31' 37" W a distance of 696.82 feet** with a new line across the Jasinsky Tract 1 to an iron pipe found at the most southerly corner of the aforementioned 2.000 ac. Jasinsky Parcel 3;

Thence **N 42 deg. 25' 54" E a distance of 405.20 feet** along the line between Jasinsky Tract 1, Jasinsky Tract 3, and Jasinsky Tract 2 to an iron pipe set;

Thence **N 47 deg. 34' 06" W a distance of 430.00 feet** along the line between Jasinsky LLC Tract 1 and Jasinsky Tract 2, passing an iron pipe set at 400.00 feet, to a P.K. nail found in the center line of U.S. Route 42 at the northerly corner of the Jasinsky Tract 2;

Thence **N 42 deg. 25' 54" E a distance of 617.27 feet** along the center line of U.S.42 to a P.K. nail found at the westerly corner of a 2.47 acre tract owned by Michael D & Amber S Hart, O.R. 192, Pg. 2055, PID 08-01171.000;

Thence **S 50 deg. 35' 13" E a distance of 1885.79 feet** along the northeasterly line of the Jasinsky Tract 1 above, and three parcels respectively owned by said Hart, 1.24

acres owned by Thomas W & Linda L Collins, O.R. 190, Pg. 2227, PID 08-01171.001, and 1.00 acre also owned by Thomas W & Linda L Collins, D.B. 261, Pg. 693, PID 08-01172.000, passing iron pipes found for reference at 60.09 feet, 678.12 feet, 1513.34 feet, and 1860.69 feet, to a P.K nail found in the center line of Byerly Mill Road, 30 feet in width, also being the most easterly corner of the Jasinsky Tract 1 stated above;

Thence **S 32 deg. 28' 48"W a distance of 281.98 feet** along the center line of Byerly Mill Road to an iron pin found;

Thence **S 76 deg. 56' 54"W a distance of 1032.93 feet** along the center line of Byerly Mill Road to a P.K. nail found at the southeasterly corner of the said 0.85 Acre tract owned by William L. & Rachel C. Brenneman, O.R. 41, Pg. 1105, PID 05-00262.000;

Thence **N 42 deg. 42' 19"W a distance of 220.67 feet** along the said Brenneman tract, passing an iron pipe found at 22.86 feet, to an iron pin set at the **True Point of Beginning** of the **37.7214 Acre Residue C** described herein, and being located within Virginia Military Survey 9435 - 9436, and Virginia Military Survey 8926 - 8927 - 9391, with portions fronting on U.S. Route 42, and Byerly Mill Road.

And being subject to all easements, legal highways, zoning and to all conditions and descriptions of record. The plat of this survey is on permanent file in the Madison County Tax Map Department and represents the tract as surveyed by Diamond V, LLC, in March, 2017. All iron pipes set are ¾" I.D. steel pipes with a plastic cap stamped "SL-7876".

All bearings are based upon Ohio State Plane, South Zone, established by GPS/ODOT-VRS methods NAD 88/ 2011 2010.0 epoch, as determined by NGS with elevations determined by the 2012A Geoid.


Steven L. Lamphear, PS 7876
Diamond V, LLC



**15.3839 Acre Split "A" from 54.571 Acres of Land
Owned by DIANE L. JASINSKY, LLC**

Following is the description of 15.3839 Acres Split "A" from 54.571 Acres of two Contiguous Tracts of Land owned by DIANE L. JASINSKY LLC. References in this description of the contiguous tracts refer to the following documents and tax parcel data (PID):

1: PID 08-00228.000 - 57.3705 ac. (54.571 by survey), O.R. 309, Page 2573, Parcel 1, First Tract, Parcel 1, Second Tract, and Parcel 2,

2: PID 08-00464.001 - 2.000 ac. O.R. 281, Page 1039, Parcels One and Two,

3: PID 08-00464.000 - 2.000 ac. O.R. 281, Page 1039, Parcel Three.

All being in Jefferson Township, County of Madison, State of Ohio, and being located within Virginia Military Survey 9435 - 9436, and Virginia Military Survey 8926 - 8927 - 9391, with portions fronting on State Route 29, U.S. Route 42, and Byerly Mill Road.

The 15.3839 acre Split A being part of Parcel 1, First Tract, and all of Parcel 2 described in the Jasinsky Tract 1 deed referred to above and being described as follows:

Commencing for reference at a P.K. nail found in the center line of State Route 29, 60 feet wide right-of-way width, at the intersection with Byerly Mill Road, 30 feet wide right-of-way width, and also being the **True Point of Beginning of 15.3839 Acre Split A**, also being the most southerly corner of the above mentioned Tract 1 owned by DIANE L. JASINSKY LLC.;

Thence **N 55 deg. 31' 37" W a distance of 887.53 feet**, along the center line of State Route 29 to the point of intersection with the center line of U.S. Route 42, 60 feet in width, witnessed by a Monument Box found N26° 21' 37"E a distance of 1.39 feet;

Thence **N 42 deg. 25' 54" E a distance of 236.68 feet** along the center line of U.S. Route 42 to a P.K. nail found at the most westerly corner of a 1.23 acre tract owned by Richard L & Anita K Green, O.R. 108, Pg. 1150, PID 08-00228.001;

Thence **S 47 deg. 29' 10" E a distance of 429.50 feet** between the Jasinsky Tract 1 and Green tract, passing an iron pipe set at 30.00 feet, to an iron pipe found at the most southerly of the Green tract and being an interior corner of the 15.3839 Acre Split A described herein;

Thence **N 42 deg. 25' 54" E a distance of 125.00 feet** along the line between the Jasinsky Tract 1 and Green tract to an iron pipe set;

Thence **N 42 deg. 37' 28" E a distance of 148.84 feet** with a new line across the Jasinsky Tract 1 to an iron pipe set to the southerly corner of Parcel 2 described in the Jasinsky Tract 1 deed referred to above;

Thence **N 47 deg. 34' 06" W a distance of 430.00 feet** along line between Parcel 1, First Tract, and Parcel 2 described in the Jasinsky Tract 1 deed referred to above, passing an iron pipe set at 400.00 feet, to a P.K. nail found in the center line of U.S. 42, 60 feet in width;

Thence **N 42 deg. 25' 54" E a distance of 300.00 feet** along the center line of U.S. Route 42 and westerly line of the aforementioned Parcel 2 of Jasinsky Tract 1 to the the westerly corner of the above referenced Jasinsky Tract 3, PID 08-00464.000 - 2.000 ac. 281, Page 1039, Parcel Three;

Thence **S 47 deg. 34' 06" E a distance of 430.00 feet** along the line between the Jasinsky Tract 1 and Jasinsky Tract 3 noted above, passing an iron pipe set at 30.00 feet, to an iron pipe found in a corner of the Jasinsky Tract 1 above, and being the most southerly corner of the 2.000 ac. Jasinsky Tract 3;

Thence S 48 deg. 31' 37" E a distance of 696.82 feet with a new line across the Jasinsky Tract 1 to an iron pipe set at the most northerly corner of a 0.85 Acre tract owned by William L. & Rachel C. Brenneman, O.R. 41, Pg. 1105, PID 05-00262.000;

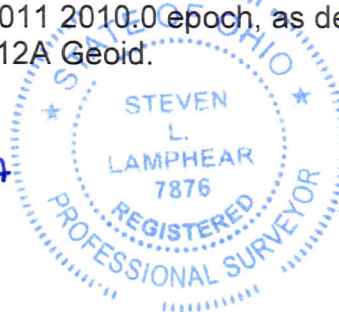
Thence **S 42 deg. 18' 41" W a distance of 337.40 feet** along the northwesterly line of said Brenneman tract, passing an iron pin found at 302.97 feet to a P.K. nail found in the center line of Byerly Mill Road;

Thence **S 76 deg. 56' 54" W a distance of 438.46 feet** along the center line of Byerly Mill Road to the **True Point of Beginning** of the **15.3839 Acre Split A** described herein, and being located within Virginia Military Survey 8926 - 8927 - 9391, with portions fronting on State Route 29, U.S. Route 42, and Byerly Mill Road.

And being subject to all easements, legal highways, zoning and to all conditions and descriptions of record. The plat of this survey is on permanent file in the Madison County Tax Map Department and represents the tract as surveyed by Diamond V, LLC, in March, 2017. All iron pipes set are ¾" I.D. steel pipes with a plastic cap stamped "SL-7876".

All bearings are based upon Ohio State Plane, South Zone, established by GPS/ODOT-VRS methods NAD 88/ 2011 2010.0 epoch, as determined by NGS with elevations determined by the 2012A Geoid.


Steven L. Lamphear, PS 7876
Diamond V, LLC



**1.4653 Acre Split "B" from 54.571 Acres of Land
Owned by DIANE L. JASINSKY, LLC**

Following is the description of 1.4653 Acres Split "B" from 54.571 Acres of Land owned by DIANE L. JASINSKY LLC. References in this description of the contiguous tracts refer to the following documents and tax parcel data (PID):

- 1: PID 08-00228.000 - 57.3705 ac. (54.571 by survey), O.R. 309, Page 2573, Parcel 1, First Tract, Parcel 1, Second Tract, and Parcel 2,
- 2: PID 08-00464.001 - 2.000 ac. O.R. 281, Page 1039, Parcels One and Two,
- 3: PID 08-00464.000 - 2.000 ac. O.R. 281, Page 1039, Parcel Three.

All being in Jefferson Township, County of Madison, State of Ohio, and being located within Virginia Military Survey 9435 - 9436, and Virginia Military Survey 8926 - 8927 - 9391, with portions fronting on State Route 29, U.S. Route 42, and Byerly Mill Road.

The 1.4653 acre Split B being part of Parcel 1, First Tract, described in the Jasinsky Tract 1 deed referred to above and being described as follows:

Commencing for reference at a P.K. nail found in the center line of State Route 29, 60 feet wide right-of-way width, at the intersection with Byerly Mill Road, 30 feet wide right-of-way width, also being the most southerly corner of the above mentioned Tract 1 owned by DIANE L. JASINSKY LLC.;

Thence **N 55 deg. 31' 37" W a distance of 887.53 feet**, along the center line of State Route 29 to the point of intersection with the center line of U.S. Route 42, 60 feet in width, witnessed by a Monument Box found N26° 21' 37"E a distance of 1.39 feet;

Thence **N 42 deg. 25' 54" E a distance of 236.68 feet** along the center line of U.S. Route 42 to a P.K. nail found at the most westerly corner of a 1.23 acre tract owned by Richard L & Anita K Green, O.R. 108, Pg. 1150, PID 08-00228.001;

Thence **N 42 deg. 25' 54" E a distance of 125.00 feet** along the center line of U.S. Route 42 to a P.K. nail found at a westerly corner of Parcel 1, First Tract, described in the Jasinsky Tract 1 deed referred to above and being the **True Point of Beginning of 1.4653 Acre Split B**;

Thence **N 42 deg. 25' 54" E a distance of 148.22 feet** along the center line of U.S. Route 42 and a westerly line of the aforementioned Parcel 1, First Tract, of Jasinsky Tract 1 to a P.K. nail found;

Thence **S 47 deg. 34' 06" E a distance of 430.00 feet**, passing an iron pipe set at 30.00 feet, along line between Parcel 1, First Tract, and Parcel 2 described in the Jasinsky Tract 1 deed referred to above to an iron pipe set at the most easterly corner of the 1.4653 Acre Split B described herein;

Thence **S 42 deg. 37' 28" W a distance of 148.84 feet** with a new line across the Jasinsky Tract 1 to an iron pipe set to at a corner of Parcel 1, First Tract, described in the Jasinsky Tract 1 deed referred to above, and being the easterly corner of the 1.23 acre tract owned by Richard L & Anita K Green;

Thence **N 47 deg. 29' 10" W a distance of 429.50 feet** between the Jasinsky Tract 1 and Green tract, passing an iron pin found set at 399.50 feet, to the **True Point of Beginning** of the **1.4653 Acre Split B** described herein, and being located within Virginia Military Survey 8926 - 8927 - 9391, with a portion fronting on U.S. Route 42.

And being subject to all easements, legal highways, zoning and to all conditions and descriptions of record. The plat of this survey is on permanent file in the Madison County Tax Map Department and represents the tract as surveyed by Diamond V, LLC, in March, 2017. All iron pipes set are $\frac{3}{4}$ " I.D. steel pipes with a plastic cap stamped "SL-7876".

All bearings are based upon Ohio State Plane, South Zone, established by GPS/ODOT-VRS methods NAD 88/ 2011 2010.0 epoch, as determined by NGS with elevations determined by the 2012A Geoid.


Steven L. Lamphear, PS 7876
Diamond V, LLC

