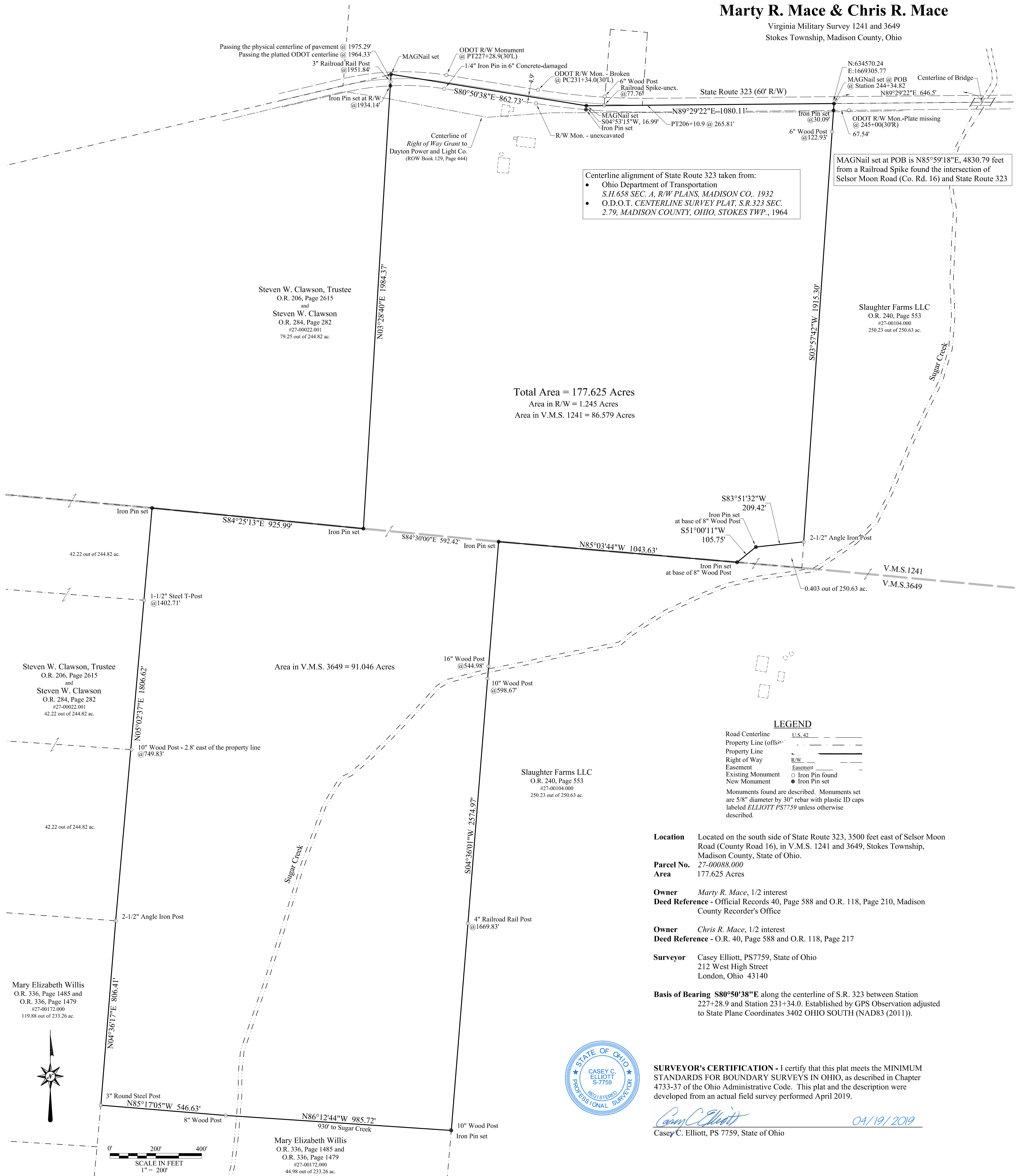


SURVEY PLAT
OF
A 177.625 Acre Property
in the Name of
Marty R. Mace & Chris R. Mace

Virginia Military Survey 1241 and 3649
Stokes Township, Madison County, Ohio



Centerline alignment of State Route 323 taken from:

- Ohio Department of Transportation
S.H. 658 SEC. A, R/W PLANS, MADISON CO., 1932
- O.D.O.T. CENTERLINE SURVEY PLAT, S.R. 323 SEC. 2.79, MADISON COUNTY, OHIO, STOKES TWP., 1964

MAGNail set at POB is N85°59'18"E, 4830.79 feet from a Railroad Spike found at the intersection of Selsor Moon Road (Co. Rd. 16) and State Route 323

Total Area = 177.625 Acres
Area in R/W = 1.245 Acres
Area in V.M.S. 1241 = 86.579 Acres

Steven W. Clawson, Trustee
O.R. 206, Page 2615
and
Steven W. Clawson
O.R. 284, Page 282
#27-00022.001
79.25 out of 244.82 ac.

Slaughter Farms LLC
O.R. 240, Page 553
#27-00104.000
250.23 out of 250.63 ac.

Slaughter Farms LLC
O.R. 240, Page 553
#27-00104.000
250.23 out of 250.63 ac.

Area in V.M.S. 3649 = 91.046 Acres

Steven W. Clawson, Trustee
O.R. 206, Page 2615
and
Steven W. Clawson
O.R. 284, Page 282
#27-00022.001
42.22 out of 244.82 ac.

Mary Elizabeth Willis
O.R. 336, Page 1485 and
O.R. 336, Page 1479
#27-00172.000
119.88 out of 233.26 ac.

Mary Elizabeth Willis
O.R. 336, Page 1485 and
O.R. 336, Page 1479
#27-00172.000
44.98 out of 233.26 ac.

LEGEND

Road Centerline U.S. 42
Property Line (offset) ---
Property Line ---
Right of Way R/W ---
Easement ---
Existing Monument ○ Iron Pin found
New Monument ● Iron Pin set

Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.

Location Located on the south side of State Route 323, 3500 feet east of Selsor Moon Road (County Road 16), in V.M.S. 1241 and 3649, Stokes Township, Madison County, State of Ohio.

Parcel No. 27-00088.000

Area 177.625 Acres

Owner Marty R. Mace, 1/2 interest

Deed Reference - Official Records 40, Page 588 and O.R. 118, Page 210, Madison County Recorder's Office

Owner Chris R. Mace, 1/2 interest

Deed Reference - O.R. 40, Page 588 and O.R. 118, Page 217

Surveyor Casey Elliott, PS7759, State of Ohio
212 West High Street
London, Ohio 43140

Basis of Bearing S80°50'38"E along the centerline of S.R. 323 between Station 227+28.9 and Station 231+34.0. Established by GPS Observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).



SURVEYOR'S CERTIFICATION - I certify that this plat meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed April 2019.

Casey C. Elliott 04/19/2019
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A
DESCRIPTION of
A 177.625 Acre Property
In the Name of
Marty R. Mace and Chris R. Mace
in Virginia Military Surveys 1241 and 3649
Stokes Township, Madison County, Ohio

This description is for a 177.625 acre Property in the name of Marty R. Mace (1/2 interest by Official Records 40, Page 588, and O.R. 118, Page 210, Auditor's Parcel #27-00088.000) and Chris R. Mace (1/2 interest by O.R. 40, Page 588, and O.R. 118, Page 217, Auditor's Parcel #27-00088.000), located on the south side of State Route 323 (60 foot Right-of-way), in Virginia Military Survey 1241 and 6349, Stokes Township, Madison County, Ohio and is further described as follows:

Beginning at a MAGNail™ set at the TRUE POINT OF BEGINNING, said MAGNail™ is located at Centerline Station 244+34.83 of S. R. 323 (S.H.658 SEC.A R/W PLANS, MADISON COUNTY 1932) and at the northwest corner of a 250.63 acre property in the name of Slaughter Farms LLC (O.R. 240, Page 553);

Said MAGNail™ is N85°59'18"E, 4830.79 feet, from a Railroad Spike found the intersection of Selsor-Moon Road (Co. Rd. 16) and S. R. 323;

Thence S03°57'42"W, 1915.30 feet, along the west line of a 250.23 acre parcel in the said Slaughter property, passing an Iron Pin set at 30.09 feet in the south R/W of said S. R. 323, and a 6" diameter Wood Post found at 122.93 feet, to a 2-1/2 inch Angle Iron Post set in concrete at the northeast corner of a 0.403 acre parcel in the said Slaughter property;

Thence S83°51'32"W, 209.42 feet, along a north line of the said Slaughter property, to an Iron Pin set on the west side of an 8 inch diameter Wood Post;

Thence S51°00'11"W, 105.75 feet, along a northwest line of the said Slaughter property, to an Iron Pin set in the north line of V.M.S. 3649 and a north line of the said 250.23 acre parcel in the said Slaughter property, on the west side of an 8 inch diameter Wood Post;

Thence N85°03'44"W, 1043.63 feet, along a north line of the said Slaughter property and of said V.M.S. 3649, to an Iron Pin set in the middle of a filled found 8 inch post hole in concrete;

Thence S04°36'01"W, 2574.97 feet, along a west line of the said Slaughter property, passing a 16 inch diameter Wood Post at 544.98 feet, the centerline of Sugar Creek at 572 feet, a 10 inch diameter Wood Post at 598.67 feet, and a 4" Railroad Rail post at 1669.83 feet, to an Iron Pin set at the southeast side of a 10 inch diameter Wood Post found at the northeast corner of a 233.26 acre property in the name of Mary Elizabeth Willis (O.R. 336, Page 1485 and O.R. 336, Page 1479);

Thence N86°12'44"W, 985.72 feet, along the north line of a 44.98 parcel in the said Willis property, crossing Sugar Creek at 930 feet, to a 8 inch diameter Wood Post found;

Thence N85°17'05"W, 546.63 feet, along a north line of the said Willis property, to a 3 inch diameter Steel Post found in the east line of a 119.88 acre parcel in the said Willis property;

Thence N04°36'17"E, 806.41 feet, along the east line of the said Willis property, to a 2-1/2 inch Angle Iron Post found at the southeast corner of a 244.82 acre property in the name of Steven W. Clawson, Trustee of the *Steven W. Clawson Living Trust dated September 15, 2005* (O.R. 206, Page 2615) and in the name of Steven W. Clawson (O.R. 284, Page 282);

Thence N05°02'37"E, 1806.62 feet, along the east line of a 42.22 acre parcel in the said Clawson property, passing a 10 inch diameter Wood Post found 2.8' east of the property line at 749.83 feet, continuing along the east line of a second 42.22 acre parcel and passing a 1-1/2 inch Steel T-Post found at 1402.71 feet, continuing along the east line of a third 42.22 acre parcel, to an Iron Pin set in the south line of a 79.25 acre parcel in the said Clawson property and the north line of said V.M.S. 3649;

Thence S84°25'13"E, 925.99 feet, along a south line of the said Clawson property and the north line of the said V.M.S. 3649, to an Iron Pin set at the southeast corner of the said Clawson property;

Thence N03°28'40"E, 1984.37 feet, along an east line of the said Clawson property, passing an Iron Pin set at 1934.14 feet in the south R/W of said S. R. 323, a 3 inch Railroad Rail Post found at 1951.84 feet, the platted ODOT centerline of said S. R. 323 at 1964.33 feet, and the physical centerline of pavement at 1975.29 feet, to a MAGNail™ set at the northeast corner of the said Clawson property;

Thence S80°50'38"E, 862.73 feet, along a line 4.9 feet south of the surveyed centerline of said S. R. 323 between Sta. 227+28.9 and Sta. 231+34.0, to a MAGNail™ set, said MAGNail™ is referenced by an Iron Pin set at S04°53'15"W, 16.99 feet in the south R/W of said S. R. 323;

Thence N89°29'22"E, 1080.11 feet, passing a Railroad Spike found at 77.76 feet, and the Point of Tangency of a centerline curve at S. R. 323 Centerline Station 206+10.9 found at 265.81 feet, and continuing along the centerline of said S. R. 323 to the TRUE POINT OF BEGINNING.

The surveyed property is subject to a *Right-of-way* in the name of Dayton Power and Light Co. (Right of Way Book 129, Page 444) and an *Easement and Electric Right-of-way* in the name of Dayton Power and Light Co. (O.R. 269, Page 1587).

The property surveyed contains 177.625 acres, including 1.245 acres in the R/W of said S. R. 323, 86.579 acres in V.M.S. 1241 and 91.046 acres in V.M.S. 3649, all in Stokes Township. The **BASIS OF BEARINGS is S80°50'38"E** along the centerline of said S. R. 323 between Station 227+28.9 and Station 231+34.0. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO (NAD83(2011)). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise noted. This description is based on a survey performed in March and April of 2019 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio

04/19/2019