

The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, South Zone, NAD 83) as determined from GPS observations made in August, 2019 by David Bodo & Associates, Inc.

Official Record:

Volume 50, Page 11 : 1997
 Volume 224, Page 575 : 2006
 Volume 296, Page 1522 : 2014
 Volume 346, Page 872 : 2018
 Volume 354, Page 1819 : 2019

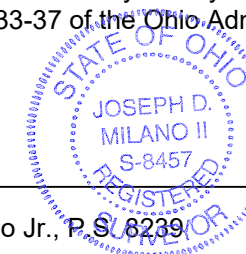
Surveys:

Survey No. JE-28D : Babb #5969 : 1972
 Survey No. 32-96 : Baker #5539 : 1995
 Survey No. 66-01 : Baker #5539 : 2001
 Survey No. 74-01 : Baker #5539 : 2001
 Survey No. 81-04 : Cottrill #6858 : 2004
 Survey No. 39-06 : Cottrill #6858 : 2005
 Survey No. 15-12 : Cottrill #6858 : 2007
 Survey No. 85-08 : Cottrill #6858 : 2008
 Survey No. 95-16 : Cottrill #6858 : 2016

Legend

- ⊕ Concrete County Monument Found
- ⊕ Concrete Highway Right of Way Monument Found
- ▣ 1" Bar Found in Monument Box
- 3/4" Iron Bar Found (unless otherwise noted)
- ▲ Railroad Spike Found
- Iron Pin Set w/ Cap
(3/4" Rebar X 30" Long,
Stamped "David Bodo & Associates")
- (R) Record Distance
- (M) Measured Distance

I hereby state that this plat of survey represents the minimum standards for boundary surveys in the State of Ohio as published in Chapter 4733-37 of the Ohio Administrative Code.



Joseph D. Milano II

David J. Bodo Jr., P.S. 8239 Joseph D. Milano II, P.S. 8457

SURVEY PLAT
FOR
**Federal National Mortgage Association
(Fannie Mae)**

Part of the Virginia Military Survey No. 6000, Township of Jefferson, County of Madison and State of Ohio.
3440 Taylor Blair Road, London, Ohio 43140

OWNER: Federal National Mortgage Association

DEED: Official Record 354, Page 1819

PID: 09-0045.000

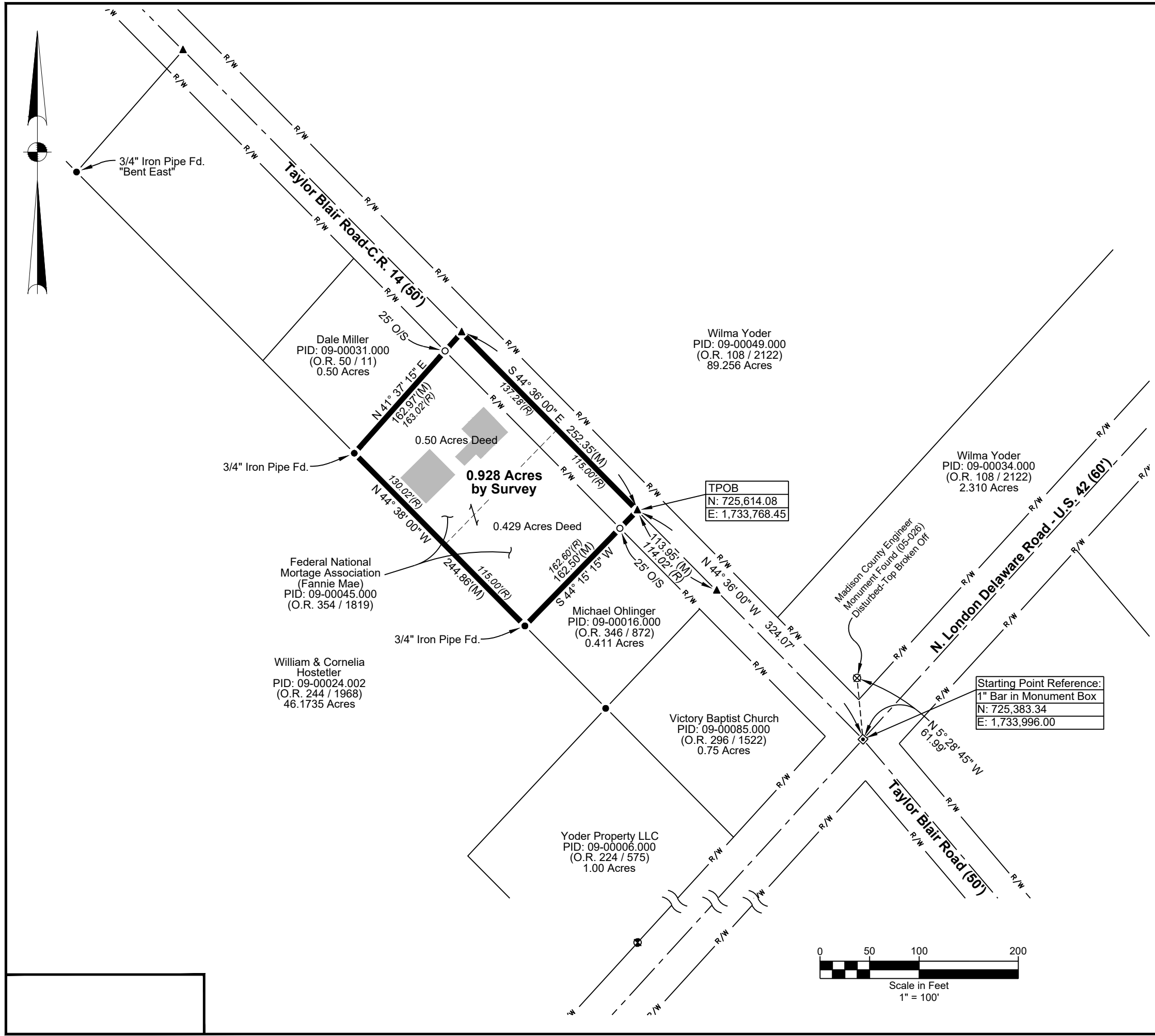
DATE: September 3, 2019

JOB No. 19246

David Bodo & Associates, Inc.

Professional Surveyors
5175 Tongo Rd NW
Carrollton, Ohio 44615

(330) 863-2300



Description of a 0.928 Acre
Parcel of Land for the
Federal National Mortgage Association
("Fannie Mae")

Situated in the Township of Jefferson, County of Madison and State of Ohio:

Being a part of the Virginia Military Survey No. 6000 and combining a 0.5 acre parcel and a 0.429 acre parcel of land as conveyed to the Federal National Mortgage Association (Fannie Mae) by deed as recorded in Official Record Volume 354, Page 1819 of the Madison County Deed Records, and being more particularly described as follows:

Beginning at a 1" iron bar found in a monument box in the intersection of N. London Delaware Road (U.S. 42) and Taylor Blair Road (C.R. 14), and referenced by County Monument 05-026 found disturbed at N 5° 28' 45" W, 61.99 feet;

Thence N 44° 36' 00" W along said Taylor Blair Road, a distance of 324.07 feet to a RR spike found on the southeast corner of said Fannie Mae parcel which is the northeast corner of a 0.411 acre parcel of land as now or formerly owned by Michael Ohlinger (O.R. 346/872), said point being the **TRUE PLACE OF BEGINNING**;

- 1) Thence S 44° 15' 15" W along the property line between Ohlinger and Fannie Mae, a distance of 162.50 feet (passing over a 3/4" bar set at a distance of 25.00 feet) to a 3/4" iron pipe found;
- 2) Thence N 44° 38' 00" W along the southwest line of said Fannie Mae parcel and the northeast line of a 46.1735 acre parcel of land as now or formerly owned by William and Cornelia Hostetler (O.R. 244/1968), a distance of 244.86 feet to a 3/4" iron pipe found at the south corner of 0.50 acre parcel;
- 3) Thence N 41° 37' 15" E along the northwest line of said Fannie Mae parcel and the southeast line of said 0.50 acre Miller parcel of land as now or formerly owned by Dale Miller (O.R. 50/11), a distance of 162.97 feet to a RR spike found in Taylor Blair Road (passing over a 3/4" iron bar set at a distance of 137.97 feet);
- 4) Thence S 44° 36' 00" E along Taylor Blair Road which is the southwest line of a 89.256 acre parcel of land as now or formerly owned by Wilma Yoder (O.R. 108/2122), a distance of 252.35 feet to the **TRUE PLACE OF BEGINNING** and containing 0.928 acres of land, more or less, by an actual field survey performed under the direction of David Bodo & Associates, Inc. in September 2019 by Joseph D. Milano, Ohio Registered Surveyor Number S-8457, but subject to all legal highways and any easements, restrictions or reservations of record.

The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, South Zone, NAD 83) as determined from GPS observations made in August 2019 by David Bodo & Associates, Inc.

Note: All iron bars set are 3/4" in diameter rebar by 30" long with a plastic surveyors cap stamped "DAVID BODO & ASSOCIATES". For details of the survey used to prepare this description, see a Survey Plat prepared by David Bodo & Associates, Inc., Dated September 3, 2019.

Parcel Number: 09-00045.000

Address: 3440 Taylor Blair Road, London, Ohio 43140



A handwritten signature in blue ink that reads "Joseph D. Milano II".

David Bodo & Associates, Inc.
11:06:22 2019

Wed Sep 04

Deed Name: Fannie Mae 0.928 Acre Parcel

Part of Survey No. 6000, Virginia Military District, Jefferson Township, Madison County, Ohio

Starting Coordinates: Northing 725,614.08, Easting 1,733,768.45

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 44°15'15" W	162.50	LINE					
N 44°38'00" W	244.86	LINE					
N 41°37'15" E	162.97	LINE					
S 44°36'00" E	252.35	LINE					

Ending Coordinates: Northing 725614.09, Easting 1733768.45

Area: 40409.99 S.F., 0.9277 Acres

Total Perimeter Distance> 822.68

Closure Error Distance> 0.0060 Error Bearing> S 26°30'20" W

Closure Precision> 1 in 137463.3

Joseph D. Milano II

