

BOUNDARY LOT SPLIT SURVEY

BEING A PART OF VIRGINIA MILITARY SURVEYS 6061, 10773, 7277, 12341-12343 AND 13162
HARMONY AND MADISON TOWNSHIPS, CLARK COUNTY, OHIO AND PAINT TOWNSHIP, MADISON
COUNTY, OHIO.

CLARK COUNTY ENGINEER'S REVISED
RECORD OF LAND SURVEYS

SURVEY VOL. _____, PAGE _____

REFERENCES USED:
O.R. BOOKS & PAGES AS SHOWN.
DEED BOOK & PAGE AS SHOWN

O.D.O.T. DISTRICT 7 CENTERLINE SURVEY CLA~42~(4.43-6.28) OF
PLAT BOOK 10, PAGE 56-A CLARK COUNTY RECORDER.

O.D.O.T. DISTRICT 6 CENTERLINE ~LOCATION PLAN~ COLUMBUS~CINCINNATI ROAD
U.S. RT. 42 SEC 0.00 PLAT BOOK 1, PAGE 324 MADISON COUNTY RECORDER.

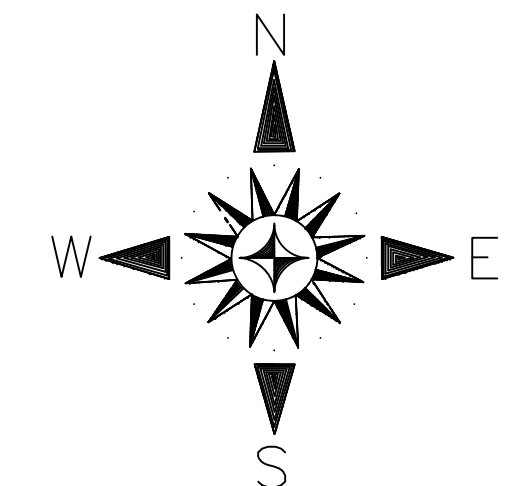
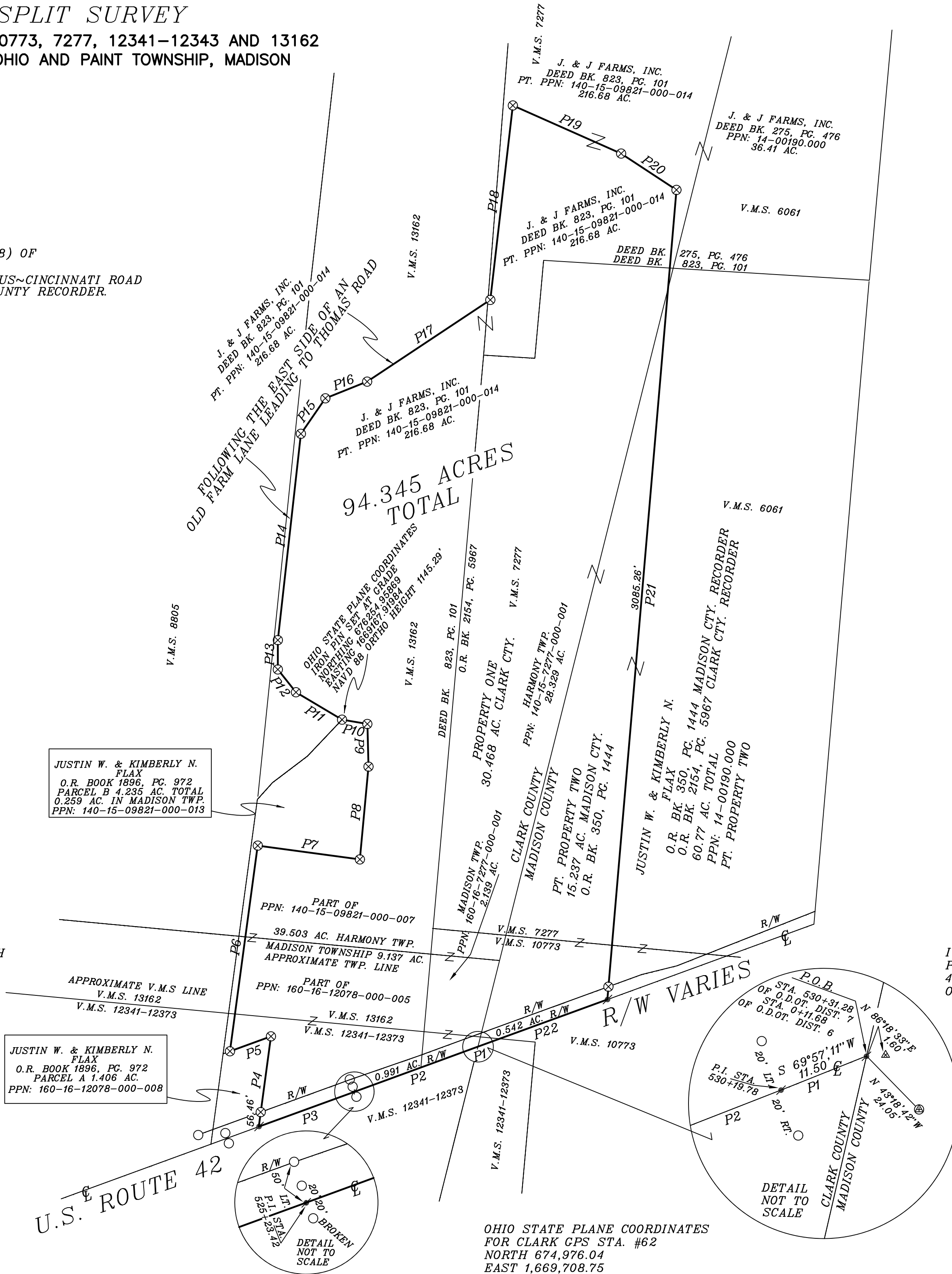
ENGINEERS SURVEY VOL. 1, PG. 1
ENGINEERS SURVEY VOL. 24, PG. 27
ENGINEERS SURVEY VOL. 28, PG. 81
COUNTY TAX MAPS.

PROPERTY LINE LEGEND

Course	Bearing	Distance
P1	S 69°57'11" W	11.50'
P2	S 69°54'11" W	496.36'
P3	S 69°59'41" W	392.74'
P4	N 07°40'42" E	351.46'
P5	S 69°59'41" W	168.50'
P6	N 07°40'42" E	800.91'
P7	S 82°19'18" E	397.99'
P8	N 05°20'08" E	359.58'
P9	N 01°31'00" W	164.50'
P10	N 80°16'40" W	99.30'
P11	N 59°18'03" W	206.85'
P12	N 38°31'43" W	112.40'
P13	N 00°03'45" E	113.21'
P14	N 06°22'16" E	801.17'
P15	N 34°39'57" E	166.24'
P16	N 68°11'28" E	173.56'
P17	N 56°26'47" E	570.56'
P18	N 06°37'01" E	755.00'
P19	S 66°04'19" E	457.18'
P20	S 56°42'55" E	255.71'
P21	S 04°52'58" W	3134.82'
P22	S 69°59'18" W	531.54'

LEGEND

- (XXX) ORIGINAL DEED CALL DISTANCES
- BL. GRD. BELOW GRADE
- ⊠ 6" CONC. HIGHWAY MON. FOUND
- ⊠ UNMONUMENTED CORNER
- ⊠ RAILROAD SPIKE FOUND
- ⊠ CLARK COUNTY GPS STA. #62 FOUND
- ⊠ 6" ODOT CONC. MONUMENT FOUND
- ⊠ CENTERLINE OF STREET
- ⊠ PINS SET AT GRADE ARE 5/8" X 30" METAL REBAR WITH PLASTIC CAPS LABELED R.E. HANKISON P.L.S. #7409.
- ALL MONUMENTATION FOUND IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.



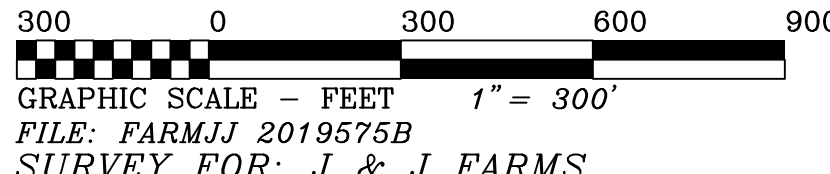
BEARINGS ARE BASED ON OHIO STATE PLANE
COORDINATES SOUTH ZONE NAD 83 (2011)
GEOID12B AND ARE FOR ANGULAR
PURPOSES ONLY.



CERTIFICATION
I CERTIFY THAT THIS BOUNDARY SURVEY WAS
PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER
4733-37 STANDARDS FOR BOUNDARY SURVEYS.
OCCUPATION, IN GENERAL, FITS THE SURVEY.

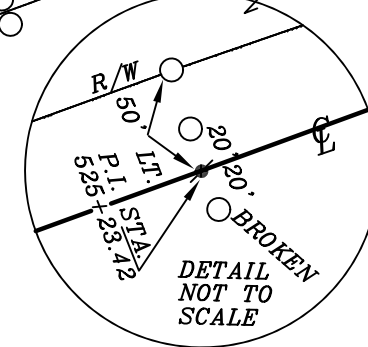
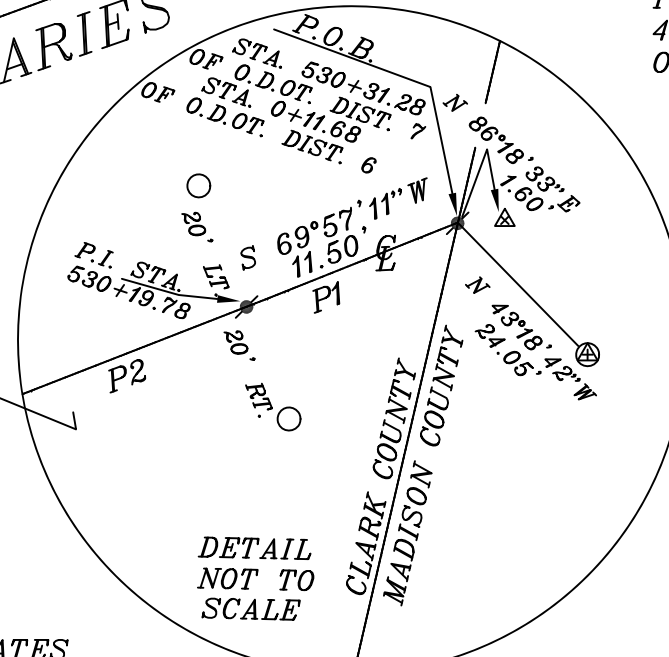
Richard E. Hankison
Richard E. Hankison
P.L.S. #7409
DATE: 01-07-2020

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FILE: FARMJJ 2019575B
SURVEY FOR: J & J FARMS

OHIO STATE PLANE COORDINATES
FOR CLARK GPS STA. #62
NORTH 674,976.04
EAST 1,669,708.75
NAVD 88 ORTHO HEIGHT 1137.79'



LEGAL DESCRIPTION

Situate in the State of Ohio, County of Clark, Townships of Madison and Harmony, State of Ohio, County of Madison, Township of Paint, being part of Virginia Military Surveys 6061, 10773, 7277, 12341-12343 and 13162.

Being all of a 30.77 Acre parcel of Property One and part of Property Two of Justin W. and Kimberly N. Flax of Official Record Book 350, page 1444 of the Madison County Recorder and Official Record Book 2154, page 5967 of the Clark County Recorder, also being part of a 216.68 Acre parcel of J. & J. Farms, Inc. of Deed Book 275, page 476 of the Madison County Recorder and Deed Book 823, page 101 of the Clark County Recorder and being more particularly described as follows:

Beginning at Sta. 530+31.28 of U.S. Route 42 of O.D.O.T. District 7 Centerline Survey Cla~42~(4.43-6.28) of Plat Book 10, page 56-A of the Clark County Recorder and being Sta. 0.11.68 of O.D.O.T District 6 Centerline ~Location Plan~ Columbus~Cininnati Road U.S. Rte. 42 Sec. 0.00 of Plat Book 1, Page 324 of the Madison County Recorder from which a railroad spike found bears N 86 degrees 18'33"E 1.86 feet, said corner also bears N 43 Degrees 18'42" W 24.05 feet from Clark County GPS Sta. #62;

Thence, with the centerline of U.S. Route 42, S 69 Degrees 57'11" W 11.50 feet to P.I. Sta. 530+19.78 from which a 6 inch concrete monument found bears left 20 feet and a 6 inch concrete monument bears right 20 feet;

Thence, with said centerline, S 69 Degrees 54'11" W 496.36 feet to P.I. Sta. 525+23.42 from which a 6 inch concrete monument bears left 20 feet and another 6 inch concrete monument bears left 50 feet, also a broken 6 inch concrete monument bears right 20 feet;

Thence S 69 Degrees 59'41" W 392.74 feet to the southeast corner of a 1.406 Acre parcel of Justin W. and Kimberly N. Flax of Official Record Book 1896, page 972 Parcel A;

Thence, leaving said road with the east line of said Parcel A, N 07 Degrees 40'42" E 351.46 feet to a pin set, passing a pin set at 56.46 feet;

Thence, with the north line of Parcel A, S 69 Degrees 59'41" W 168.50 feet to a pin set at the southeast corner of a 4.235 Acre parcel of Justin W. and Kimberly N. Flax of Official Record Book 1896, page 972 Parcel B;

Thence with the property lines of said Parcel B the next 5 courses and distances,

1: N 07 Degrees 40' 42" E 800.91 feet to a pin set;

2: S 82 Degrees 19'18" E 397.99 feet to a pin set;

3: N 05 Degrees 20'08" E 359.58 feet to a pin set;

4: N 01 Degrees 31'00" W 164.50 feet to a pin set;

5: N 80 Degrees 16'40" W 99.30 feet to a pin set at the northwest corner of Parcel B;

Thence leaving said Parcel B with the east side of an old farm lane leading to Thomas Road, the next 8 courses and distances;

1: N 59 Degrees 18'03" W 206.85 feet to a pin set;

2: N 38 Degrees 31'43" W 112.40 feet to a pin set;

3: N 00 Degrees 03'45" E 113.21 feet to a pin set;

4: N 06 Degrees 22'16" E 801.17 feet to a pin set;

5: N 34 Degrees 39'57" E 166.24 feet to a pin set;

6: N 68 Degrees 11'28" E 173.56 feet to a pin set;

7: N 56 Degrees 26'47" E 570.56 feet to a pin set;

8: N 06 Degrees 37'01" E 755.00 feet to a pin set;

Thence, leaving said Old Farm Lane, S 66 Degrees 04'19" E 457.18 feet to a pin set;

Thence S 56 Degrees 42'55" E 255.71 feet to a pin set;

Thence S 04 Degrees 52'58" W 3134.82 feet to the centerline of U.S. Route 42, passing a pin set at 3085.26 feet;

Thence, with the centerline of said road, S 69 Degrees 59'18" W 531.54 feet to the place of beginning.

Containing 94.345 Acres, more or less, 0.991 acres in the road right-of-way for Clark County, 0.542 acres in the road right-of-way for Madison County and subject to all legal highways and easements of record. Being 9.137 acres in Madison Township, and 39.503 acres in Harmony Township, Clark County, Ohio from J. & J. Farms Inc. of Deed Book 823, page 101. Being 30.468 acres in Clark County and 15.237 acres in Madison County, Ohio from Justin W. and Kimberly N. Flax of Official Record Book 350, page 1444 of the Madison County Recorder and Official Record Book 2154, page 5967 of the Clark County Recorder.

Bearings are based on Ohio State Plane Coordinates South Zone NAD 83 (2011) GEOID12B and are for angular purposes only. Pins set are 5/8" by 30" metal rebar with plastic caps labeled R.E. Hankison P.L.S. #7409. The above description is based on an actual field survey performed by Richard E. Hankison P.L.S. #7409 on 1-07-2020.



Richard E. Hankison
Date: 01-07-2020

