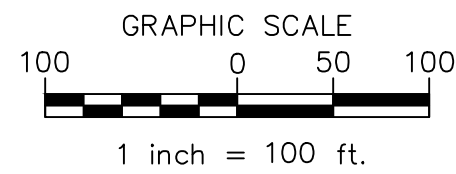


PLAT OF SURVEY

VMS 12142-12153 & 3901
DEER CREEK TOWNSHIP
MADISON COUNTY, OHIO



- ☒ ODOT MONUMENT BOX (NOT ON VMS LINE PER ODOT PLAN)
- REBAR OR PIPE FOUND AND DESCRIBED
- ⊕ MAGNETIC SURVEY NAIL FOUND
- SET 5/8-INCH REBAR WITH "POWER 7935" CAP
- ▲ SET STEEL SPIKE

BASIS OF BEARINGS:

NAD 83 (2011 ADJUSTMENT),
OHIO STATE PLANE - SOUTH ZONE

ACCORDING TO THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE GPS SYSTEM A BEARING OF S26°50'11"E WAS MEASURED FOR VMS 12141-12153/3901 IN ARBUCKLE ROAD.

OWNERSHIP:

BEING A SUBDIVISION SURVEY OF THE FIRST TRACT CONVEYED TO ROBERT M. HIGGINS AND LISA L. HIGGINS IN O.R. 290, PAGE 228, RECORDER'S OFFICE, AND PART OF AUDITOR'S PARCEL 05-00046.000

RIGHT OF WAY NOTE:

THE ALIGNMENT OF ARBUCKLE ROAD WAS DETERMINED BY THE 5/8-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF HIGGINS' SECOND TRACT IN O.R. 290, PAGE 228, AND THE MAGNETIC NAIL FOUND AT THE SOUTHWEST CORNER OF HIGGINS' FIRST TRACT. THE ODOT C/L SURVEY AND THE VMS (PROPERTY LINE) ARE NOT COINCIDENT.

CERTIFICATION:

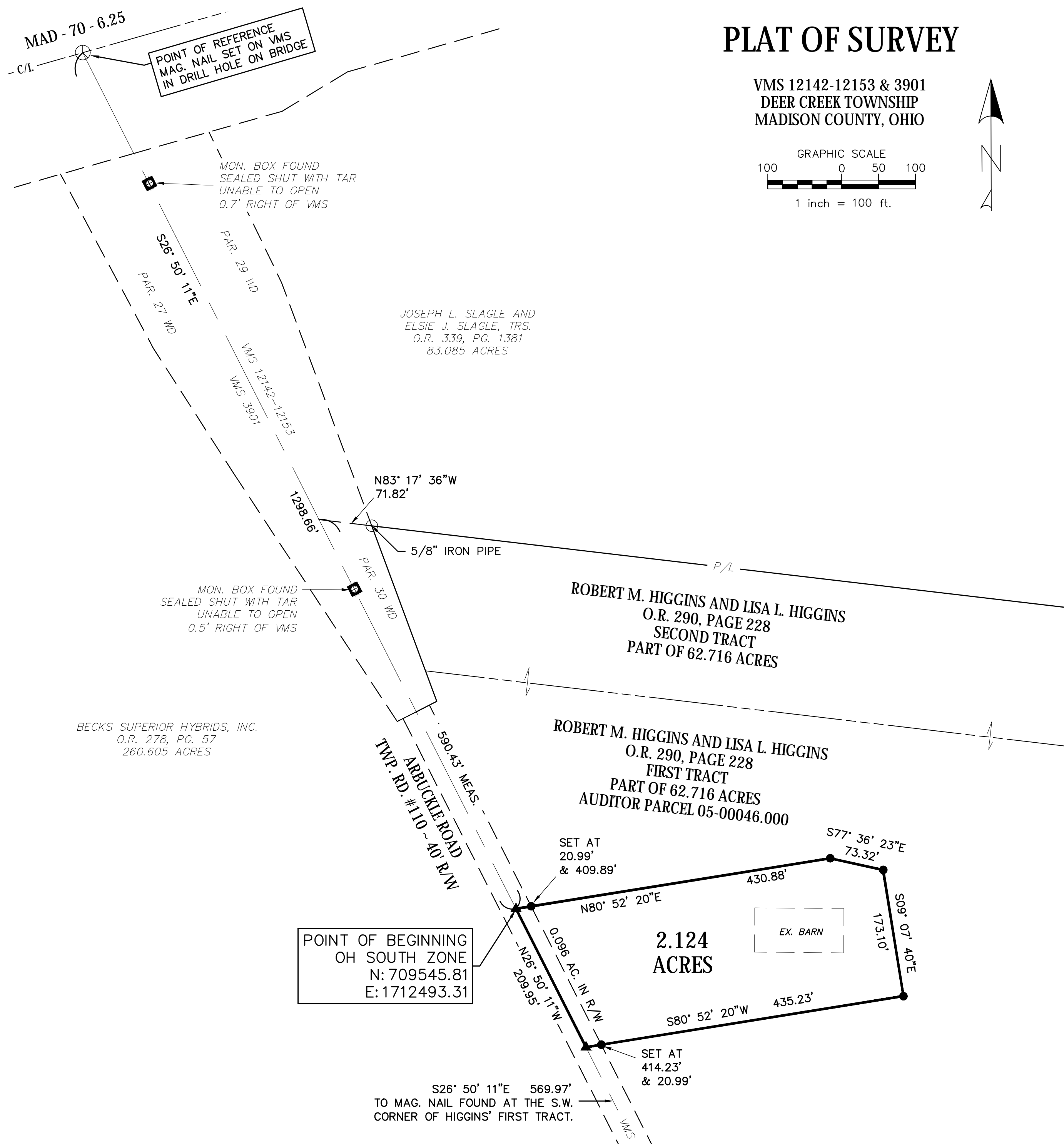
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR BOUNDARY SURVEYS, CHAPTER 4733, O.A.C. AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

08/28.2020

MARK D. POWER
PROFESSIONAL SURVEYOR S-7935



P.O. BOX 581 LONDON, OHIO 43140 614-546-8337



JOSEPH L. SLAGLE AND
ELSIE J. SLAGLE, TRS.
O.R. 339, PG. 1381
83.085 ACRES

BECKS SUPERIOR HYBRIDS, INC.
O.R. 278, PG. 57
260.605 ACRES

POINT OF BEGINNING
OH SOUTH ZONE
N: 709545.81
E: 1712493.31

ROBERT M. HIGGINS AND LISA L. HIGGINS
O.R. 290, PAGE 228
SECOND TRACT
PART OF 62.716 ACRES

ROBERT M. HIGGINS AND LISA L. HIGGINS
O.R. 290, PAGE 228
FIRST TRACT
PART OF 62.716 ACRES
AUDITOR PARCEL 05-00046.000

2.124
ACRES

EX. BARN

DESCRIPTION OF 2.124 ACRES OF LAND
DEER CREEK TOWNSHIP
EAST SIDE OF ARBUCKLE ROAD
SOUTH OF INTERSTATE 70

Situate in Virginia Military Survey 12142-12153, Deer Creek Township, Madison County, Ohio, being 2.124 acres of land, part of the First Tract conveyed to Robert M. Higgins and Lisa L. Higgins in Official Record 290, Page 228, and being all out of Auditor's Parcel 05-00046.000 and more particularly described as follows:

Beginning for reference at the intersection of the centerline survey of Interstate 70 with a westerly line of Virginia Military Survey 12142-12153 in Arbuckle Road (Township Road #110) and measured at Interstate 70 survey station 339+62.32. Said centerline survey shown of record on the Ohio Department of Transportation's plan MAD-70-6.25;

Thence South $26^{\circ}50'11''$ East, along a westerly line of Virginia Military Survey 12142-12153 in Arbuckle Road, 1298.66 feet to a steel spike set on an easterly line of a 260.605-acre tract conveyed to Becks Superior Hybrids, Inc. in Official Record 278, Page 57 and being the True Point of Beginning;

Thence North $80^{\circ}52'20''$ East, into Higgins' First Tract, passing a 5/8-inch rebar set with plastic cap stamped "Power 7935" at 20.99 feet, a total distance of 430.88 feet to a 5/8-inch rebar set with plastic cap stamped "Power 7935";

Thence South $77^{\circ}36'23''$ East, 73.32 feet to a 5/8-inch rebar set with plastic cap stamped "Power 7935";

Thence South $09^{\circ}07'40''$ East, 173.10 feet to a 5/8-inch rebar set with plastic cap stamped "Power 7935";

Thence South $80^{\circ}52'20''$ West, passing a 5/8-inch rebar set with plastic cap stamped "Power 7935" at 414.23 feet, a total distance of 435.23 feet to a steel spike set on a westerly line of Virginia Military Survey 12142-12153, being an easterly line of said 260.605-acre tract;

Thence North 26°50'11" West, along a westerly line of Virginia Military Survey 12142-12153 in Arbuckle Road and along an easterly line of said 206.605-acre tract, 209.95 feet to the True Point of Beginning. Containing 2.124 acres of land, more or less, of which 0.096 acres lies within the existing right of way of Arbuckle Road.

For the purpose of this survey, a bearing of South 26°50'11" East was measured on the westerly line of Virginia Military Survey 12142-12153.

This description is based on a field survey performed in August 2020 by Mark D. Power, Professional Surveyor No. 7935.

POWER GEOSPATIAL, LTD.



August 27, 2020

Mark D. Power,
Professional Surveyor No. 7935

