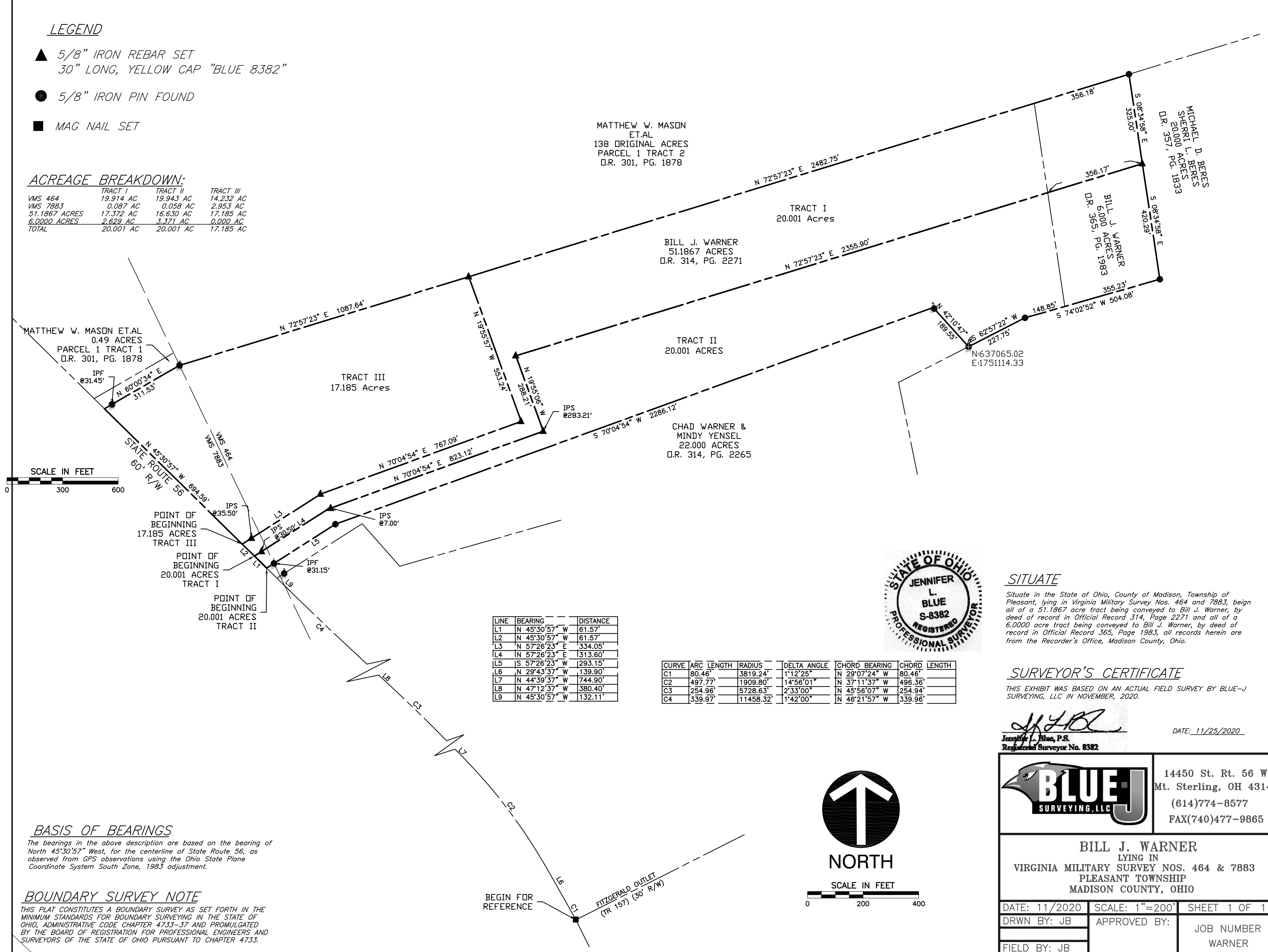


**LEGEND**

- ▲ 5/8" IRON REBAR SET  
30" LONG, YELLOW CAP "BLUE 8382"
- 5/8" IRON PIN FOUND
- MAG NAIL SET

**ACREAGE BREAKDOWN:**

	TRACT I	TRACT II	TRACT III
VMS 464	19,914 AC	19,943 AC	14,232 AC
VMS 7883	0.087 AC	0.058 AC	2.953 AC
51,1867 ACRES	17,372 AC	16,630 AC	17,185 AC
6,0000 ACRES	2,629 AC	3,371 AC	0,000 AC
TOTAL	20,001 AC	20,001 AC	17,185 AC



MATTHEW W. MASON  
ET.AL  
138 ORIGINAL ACRES  
PARCEL 1 TRACT 2  
D.R. 301, PG. 1878

MICHAEL D. BERES  
SHERRI L. BERES  
20,000 ACRES  
D.R. 357, PG. 1833

TRACT I  
20.001 Acres

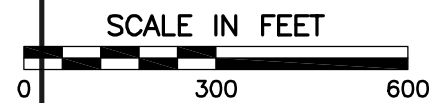
BILL J. WARNER  
51,1867 ACRES  
D.R. 314, PG. 2271

TRACT II  
20.001 ACRES

CHAD WARNER &  
MINDY YENSEL  
22,000 ACRES  
D.R. 314, PG. 2265

TRACT III  
17.185 Acres

MATTHEW W. MASON ET.AL  
0.49 ACRES  
PARCEL 1 TRACT 1  
D.R. 301, PG. 1878



POINT OF BEGINNING  
17.185 ACRES  
TRACT III

POINT OF BEGINNING  
20.001 ACRES  
TRACT I

POINT OF BEGINNING  
20.001 ACRES  
TRACT II

LINE	BEARING	DISTANCE
L1	N 45°30'57" W	61.57'
L2	N 45°30'57" W	61.57'
L3	N 57°26'23" E	334.05'
L4	N 57°26'23" E	313.60'
L5	S 57°26'23" W	293.15'
L6	N 29°43'37" W	139.90'
L7	N 44°39'37" W	744.90'
L8	N 47°12'37" W	380.40'
L9	N 45°30'57" W	132.11'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	80.46'	3819.24'	1°12'25"	N 29°07'24" W	80.46'
C2	497.77'	1909.80'	14°56'01"	N 37°11'37" W	496.36'
C3	254.96'	5728.63'	2°33'00"	N 45°56'07" W	254.94'
C4	339.97'	11458.32'	1°42'00"	N 46°21'57" W	339.96'



**SITUATE**

Situate in the State of Ohio, County of Madison, Township of Pleasant, lying in Virginia Military Survey Nos. 464 and 7883, being all of a 51,1867 acre tract being conveyed to Bill J. Warner, by deed of record in Official Record 314, Page 2271 and all of a 6,0000 acre tract being conveyed to Bill J. Warner, by deed of record in Official Record 365, Page 1983, all records herein are from the Recorder's Office, Madison County, Ohio.

**SURVEYOR'S CERTIFICATE**

THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN NOVEMBER, 2020.

*J. Blue*  
Jennifer L. Blue, P.S.  
Registered Surveyor No. 6382

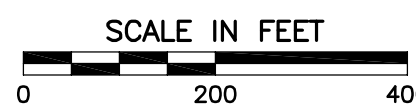
DATE: 11/25/2020

**BASIS OF BEARINGS**

The bearings in the above description are based on the bearing of North 45°30'57" West, for the centerline of State Route 56, as observed from GPS observations using the Ohio State Plane Coordinate System South Zone, 1983 adjustment.

**BOUNDARY SURVEY NOTE**

THIS PLAT CONSTITUTES A BOUNDARY SURVEY AS SET FORTH IN THE MINIMUM STANDARDS FOR BOUNDARY SURVEYING IN THE STATE OF OHIO, ADMINISTRATIVE CODE CHAPTER 4733-37 AND PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF OHIO PURSUANT TO CHAPTER 4733.



	14450 St. Rt. 56 W Mt. Sterling, OH 43143 (614)774-8577 FAX(740)477-9865	
	<b>BILL J. WARNER</b> LYING IN VIRGINIA MILITARY SURVEY NOS. 464 & 7883 PLEASANT TOWNSHIP MADISON COUNTY, OHIO	
DATE: 11/2020	SCALE: 1"=200'	SHEET 1 OF 1
DRWN BY: JB	APPROVED BY:	JOB NUMBER WARNER
FIELD BY: JB		

**BLUE-J SURVEYING, LLC**  
**14450 State Route 56 West**  
**Mount Sterling, Oh 43143**  
**PH. 614-774-8577**

Description of 20.001 Acre Tract I

Situate in the State of Ohio, County of Madison, Township of Pleasant, lying in Virginia Military Survey Nos. 464 and 7883 and being part of a 6.0000 acre tract (PID: 17-00574.004) being conveyed to Bill J. Warner, by deed of record in Official Record 365, Page 1983 and part of a 51.1867 acre tract (PID: 17-00574.000) being conveyed to Bill J. Warner by deed of record in Official Record 314, Page 2271, all records herein are from the Recorder's Office, Madison County, Ohio, said 20.001 acre tract being more particularly described as follows:

BEGINNING FOR REFERENCE at a Mag Nail Set at the centerline intersection of Fitzgerald Outlet (Township Road 157) (30' R/W) with State Route 56 (60' R/W);

Thence the following eight (8) courses and distances along the centerline of said State Route 56:

1. Along a curve to the left, having a delta angle of  $01^{\circ}12'25''$ , an arc length of 80.46 feet, a radius of 3819.24 feet, a chord bearing of North  $29^{\circ}07'24''$  West, and a chord length of 80.46 feet, to a point;
2. North  $29^{\circ}43'37''$  West, a distance of 139.90 feet, to a point;
3. Along a curve to the left, having a delta angle of  $14^{\circ}56'01''$ , an arc length of 497.77 feet, a radius of 1909.80 feet, a chord bearing of North  $37^{\circ}11'37''$  West, and a chord length of 496.36 feet, to a point;
4. North  $44^{\circ}39'37''$  West, a distance of 744.90 feet, to a point;
5. Along a curve to the left a delta angle of  $02^{\circ}33'00''$ , an arc length of 254.96 feet, a radius of 5728.63 feet, a chord bearing of North  $45^{\circ}56'07''$  West, and a chord length of 254.94 feet, to a point;
6. North  $47^{\circ}12'37''$  West, a distance of 380.40 feet, to a point;

7. Along a curve to the right, having a delta angle of  $01^{\circ}42'00''$ , an arc length of 339.97 feet, a radius of 11458.32 feet, a chord bearing of North  $46^{\circ}21'57''$  West, and a chord length of 339.96 feet, to a point;
8. North  $45^{\circ}30'57''$  West, a distance of 193.68 feet, to the POINT OF BEGINNING of said 20.001 acre tract;

Thence North  $45^{\circ}30'57''$  West, a distance of 61.57 feet, continuing along the centerline of said State Route 56 to a point;

Thence the following three (3) courses and distances over and across said 51.1867 acre tract:

1. North  $57^{\circ}26'23''$  East, a distance of 334.05 feet, passing an iron rebar set at a distance of 35.50 feet, to an iron rebar set;
2. North  $70^{\circ}04'54''$  East, a distance of 767.09 feet, to an iron rebar set;
3. North  $19^{\circ}55'57''$  West, a distance of 553.24 feet, to an iron rebar set in the south line of an original 138 acre tract conveyed to Mathew W. Mason, Et.al, by deed of record in Official Record 301, Page 1878;

Thence North  $72^{\circ}57'23''$  East, a distance of 2482.75 feet, along the line common to said original 138 acre tract said 51.1867 acre tract and said 6.000 acre tract to an iron pin found at the northeast corner of said 6.0000 acre tract and in the south line of said 138 acre tract and at a northwest corner of a 20.00 acre tract conveyed to Michael D. and Sherri L. Beres, by deed of record in Official Record 357, Page 1833;

Thence South  $08^{\circ}34'58''$  East, a distance of 325.00 feet, along the line common to said 6.0000 acre tract and said 20.000 acre tract to an iron rebar set;

Thence the following four (4) courses and distances over and across said 6.0000 acre tract and said 51.1867 acre tract:

1. South  $72^{\circ}57'23''$  West, a distance of 2355.90 feet, to an iron rebar set;
2. South  $19^{\circ}55'06''$  East, a distance of 288.21 feet, passing an iron rebar set at a distance of 283.21 feet, to a point;
3. South  $70^{\circ}04'54''$  West, a distance of 823.12 feet, passing an iron rebar set at a distance of 816.12 feet, to a point;
4. South  $57^{\circ}26'23''$  West, a distance of 313.60 feet, passing an iron rebar set a distance of 283.10 feet, to the POINT OF BEGINNING, containing 20.001 acres of land more or less. Being subject to all easements, rights-of-way and restrictions of record.

The bearings in the above description are based on the bearing of North  $45^{\circ}30'57''$  West, for the centerline of State Route 56 as by being observed the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382"

The description is based on an actual field survey as performed by Blue-J Surveying LLC in November, 2020 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.



**BLUE-J SURVEYING, LLC**

*JL Blue* 11-25-2020  
Jennifer L. Blue, P.S. 8382 Date

**BLUE-J SURVEYING, LLC**  
**14450 State Route 56 West**  
**Mount Sterling, Oh 43143**  
**PH. 614-774-8577**

Description of 17.185 Acre Tract III

Situate in the State of Ohio, County of Madison, Township of Pleasant, lying in Virginia Military Survey Nos. 464 and 7883 and part of a 51.1867 acre tract being (PID: 17-00574.004) conveyed to Bill J. Warner by deed of record in Official Record 314, Page 2271, all records herein are from the Recorder's Office, Madison County, Ohio, said 17.185 acre tract being more particularly described as follows:

BEGINNING FOR REFERENCE at a Mag Nail set the centerline intersection of Fitzgerald Outlet (Township Road 157) (30' R/W) with State Route 56 (60' R/W);

Thence the following eight (8) courses and distances along the centerline of said State Route 56:

1. Along a curve to the left, having a delta angle of  $01^{\circ}12'25''$ , an arc length of 80.46 feet, a radius of 3819.24 feet, a chord bearing of North  $29^{\circ}07'24''$  West, and a chord length of 80.46 feet, to a point;
2. North  $29^{\circ}43'37''$  West, a distance of 139.90 feet, to a point;
3. Along a curve to the left, having a delta angle of  $14^{\circ}56'01''$ , an arc length of 497.77 feet, a radius of 1909.80 feet, a chord bearing of North  $37^{\circ}11'37''$  West, and a chord length of 496.36 feet, to a point;
4. North  $44^{\circ}39'37''$  West, a distance of 744.90 feet, to a point;
5. Along a curve to the left a delta angle of  $02^{\circ}33'00''$ , an arc length of 254.96 feet, a radius of 5728.63 feet, a chord bearing of North  $45^{\circ}56'07''$  West, and a chord length of 254.94 feet, to a point;
6. North  $47^{\circ}12'37''$  West, a distance of 380.40 feet, to a point;
7. Along a curve to the right, having a delta angle of  $01^{\circ}42'00''$ , an arc length of 339.97 feet, a radius of 11458.32 feet, a chord bearing of North  $46^{\circ}21'57''$  West, and a chord length of 339.96 feet, to a point;

8. North 45°30'57" West, a distance of 255.25 feet, to the POINT OF BEGINNING of said 17.185 acre tract;

Thence North 45°30'57" West, a distance of 694.59 feet, continuing along the centerline of said State Route 56 to a point at the southwest corner of a 0.49 acre tract (Parcel 1, Tract 1) conveyed to Matthew W. Mason Et.Al, by deed of record in Official Record 301, Page 1878;

Thence North 60°00'34" East, a distance of 311.53 feet, passing an iron pin found at a distance of 31.45 feet, to an iron rebar set in the north line of said 51.1867 acre tract and at the common corner of said 0.49 acre tract and an original 138 acre tract (Parcel 1 Tract 2) conveyed to Matthew W. Mason Et.Al, by deed of record in Official Record 301, Page 1878;

Thence North 72°57'23" East, a distance of 1087.64 feet, along the line common to said 51.1867 acre tract and said original 138 acre tract, to an iron rebar set in the line common to said 51.1867 acre tract and said original 138 acre tract;

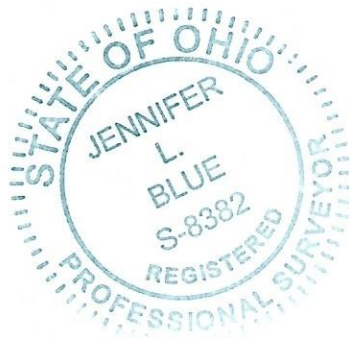
Thence the following three (3) courses and distances over and across said 51.1867 acre tract:

1. South 19°55'57" East, a distance of 553.24 feet, to an iron rebar set;
2. South 70°04'54" West, a distance of 767.09 feet, to an iron rebar set;
3. South 57°26'23" West, a distance of 334.05 feet, passing an iron rebar set at a distance of 298.55 feet, to the POINT OF BEGINNING, containing 17.185 acres of land more or less. Being subject to all easements, rights-of-way and restrictions of record.

The bearings in the above description are based on the bearing of North 45°30'57" West, for the centerline of State Route 56 as by being observed the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382"

The description is based on an actual field survey as performed by Blue-J Surveying LLC in November, 2020 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.



**BLUE-J SURVEYING, LLC**

 11-25-2020  
Jennifer L. Blue, P.S. 8382 Date

**BLUE-J SURVEYING, LLC**  
**14450 State Route 56 West**  
**Mount Sterling, Oh 43143**  
**PH. 614-774-8577**

Description of 20.001 Acre Tract II

Situate in the State of Ohio, County of Madison, Township of Pleasant, lying in Virginia Military Survey Nos. 464 and 7883 and being part of a 6.0000 acre tract (PID: 17-00574.004) being conveyed to Bill J. Warner, by deed of record in Official Record 365, Page 1983 and part of a 51.1867 acre tract (PID: 17-00574.000) being conveyed to Bill J. Warner by deed of record in Official Record 314, Page 2271, all records herein are from the Recorder's Office, Madison County, Ohio, said 20.001 acre tract being more particularly described as follows:

BEGINNING FOR REFERENCE at a Mag Nail set at the centerline intersection of Fitzgerald Outlet (Township Road 157) (30' R/W) with State Route 56 (60' R/W);

Thence the following eight (8) courses and distances along the centerline of said State Route 56:

1. Along a curve to the left, having a delta angle of  $01^{\circ}12'25''$ , an arc length of 80.46 feet, a radius of 3819.24 feet, a chord bearing of North  $29^{\circ}07'24''$  West, and a chord length of 80.46 feet, to a point;
2. North  $29^{\circ}43'37''$  West, a distance of 139.90 feet, to a point;
3. Along a curve to the left, having a delta angle of  $14^{\circ}56'01''$ , an arc length of 497.77 feet, a radius of 1909.80 feet, a chord bearing of North  $37^{\circ}11'37''$  West, and a chord length of 496.36 feet, to a point;
4. North  $44^{\circ}39'37''$  West, a distance of 744.90 feet, to a point;
5. Along a curve to the left a delta angle of  $02^{\circ}33'00''$ , an arc length of 254.96 feet, a radius of 5728.63 feet, a chord bearing of North  $45^{\circ}56'07''$  West, and a chord length of 254.94 feet, to a point;
6. North  $47^{\circ}12'37''$  West, a distance of 380.40 feet, to a point;
7. Along a curve to the right, having a delta angle of  $01^{\circ}42'00''$ , an arc length of 339.97 feet, a radius of 11458.32 feet, a chord bearing of North  $46^{\circ}21'57''$  West, and a chord length of 339.96 feet, to a point;
8. North  $45^{\circ}30'57''$  West, a distance of 132.11 feet, to the POINT OF BEGINNING of said 20.001 acre tract;

Thence North 45°30'57" West, a distance of 61.57 feet, continuing along the centerline of said State Route 56 to a point;

Thence the following four (4) courses and distances over and across said 51.1867 acre tract and said 6.0000 acre tract:

1. North 57°26'23" East, a distance of 313.60 feet, passing an iron rebar set at a distance of 30.50 feet, to a point;
2. North 70°04'54" East, a distance of 823.12 feet, passing an iron rebar set at a distance of 7.00 feet, to a point;
3. North 19°55'06" West, a distance of 288.21 feet, passing an iron rebar set at a distance of 5.00 feet to an iron rebar set;
4. North 72°57'23" East, a distance of 2355.90 feet, to an iron rebar set in the west line of a 20.00 acre tract conveyed to Michael D. and Sherri L. Beres, by deed of record in Official Record 357, Page 1833;

Thence the following three (3) courses and distances along the lines common to said 6.0000 acre tract, said 51.1867 acre tract and said 20.000 acre tract:

1. South 08°34'58" East, a distance of 420.29 feet, to an iron pin found;
2. South 74°02'52" West, a distance of 504.09 feet, to an iron pin found;
3. South 62°57'22" West, a distance of 227.75 feet, to an iron pin found at a common corner of said 51.1867 acre tract and a 22.0000 acre tract conveyed to Chad Warner and Mindy Yensel, by deed of record in Official Record 314, Page 2265;

Thence the following three (3) courses and distances along the lines common to said 51.1867 acre tract and said 22.0000 acre tract:

1. North 42°10'47" West, a distance of 189.55 feet, to an iron pin found;
2. South 70°04'54" West, a distance of 2286.12 feet, to an iron pin found;
3. South 57°26'23" West, a distance of 293.15 feet, passing an iron pin found at a distance of 262.00 feet, to the POINT OF BEGINNING, containing 20.001 acres of land more or less. Being subject to all easements, rights-of-way and restrictions of record.

The bearings in the above description are based on the bearing of North 45°30'57" West, for the centerline of State Route 56 as by being observed the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382"

The description is based on an actual field survey as performed by Blue-J Surveying LLC in November, 2020 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.



**BLUE-J SURVEYING, LLC**

 11-25-2020  
Jennifer L. Blue, P.S. 8382 Date