

**A SURVEY of
3.998 Acres**
Including
A 0.715 Acre West Tract
and
A 3.283 acre East Tract
In the Name of
Cheryl A. Welch

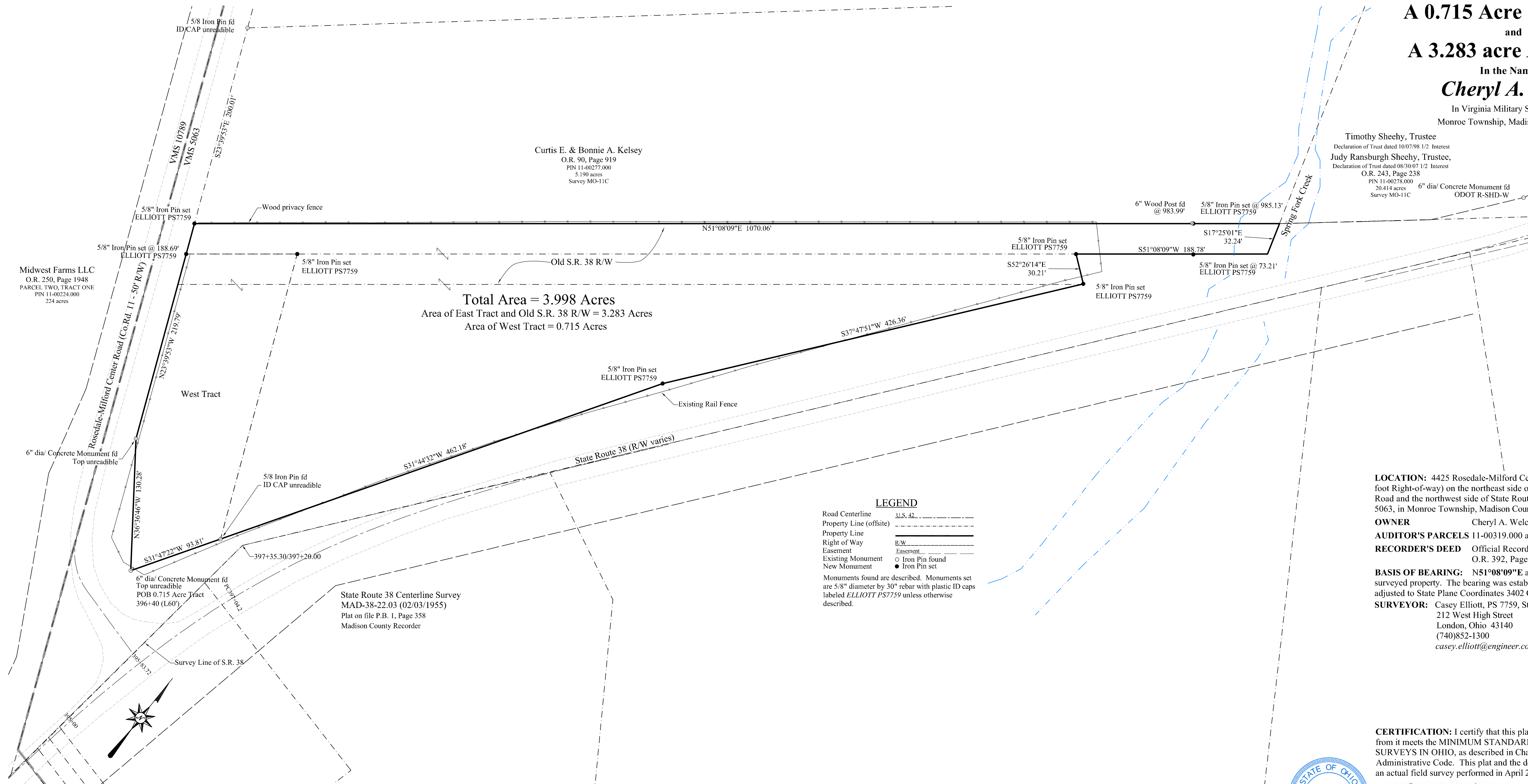
In Virginia Military Surveys 5063,
Monroe Township, Madison County, Ohio

Timothy Sheehy, Trustee
Declaration of Trust dated 10/07/98 1/2 Interest
Judy Ransburgh Sheehy, Trustee,
Declaration of Trust dated 08/30/07 1/2 Interest
O.R. 243, Page 238
PIN 11-00278.000
20.414 acres
Survey MO-11C

6" dia/ Concrete Monument fd
ODOT R-SHD-W

Curtis E. & Bonnie A. Kelsey
O.R. 90, Page 919
PIN 11-00277.000
5.190 acres
Survey MO-11C

Midwest Farms LLC
O.R. 250, Page 1948
PARCEL TWO, TRACT ONE
PIN 11-00224.000
224 acres



Total Area = 3.998 Acres
Area of East Tract and Old S.R. 38 R/W = 3.283 Acres
Area of West Tract = 0.715 Acres

LEGEND

- Road Centerline U.S. 42
 - Property Line (offsite) - - - - -
 - 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: 4425 Rosedale-Milford Center Road (County Road 11, 60 foot Right-of-way) on the northeast side of said Rosedale-Milford Center Road and the northwest side of State Route 38, in Virginia Military District 5063, in Monroe Township, Madison County, Ohio.

OWNER Cheryl A. Welch

AUDITOR'S PARCELS 11-00319.000 and 11-00132.000

RECORDER'S DEED Official Record 351, Page 737 1/2 Interest
O.R. 392, Page 1788 1/2 Interest

BASIS OF BEARING: N51°08'09"E along the north line of the surveyed property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300
casey.elliott@engineer.com

CERTIFICATION: I certify that this plat and the description developed from it 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 in April 2022.



Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
21208

01/24/2022

0' 50' 100'
SCALE IN FEET
1" = 50'

EXHIBIT A
Description of
A 3.998 acre Property
In the Name of
Cheryl A. Welch

Located in Virginia Military Survey 5063
Monroe, Madison County, Ohio

This description is for a 3.998 acre property, consisting of a 0.715 acre *West Tract* (Auditor's Property Index Number 11-00132.000) and a 3.283 acre *East Tract* (*East Tract* and Old State Route 38 Right-of-way), (PIN 11-00319.000), in the name of Cheryl A. Welch (Official Records 351, Page 737 - 1/2 interest, and O.R. 392, Page 1788 - 1/2 interest, Madison County Recorder.), located on the northeast side of Rosedale-Milford Center Road (County Road 11, 60 foot R/W) and the northwest side of State Route 38 (R/W varies), in Virginia Military Survey 5063, Monroe Township, Madison County, Ohio and is further described as follows:

Beginning at a 6 inch diameter concrete monument found at the intersection of the northeast R/W of said Rosedale-Milford Center Road and the northwest R/W of said State Route 38, said monument is at Station 396+40(60.00 feet left) as shown on the R/W survey of State Route 38 MAD-38-22.03 (02/03/1955) on file in Plat Book 1, Page 358, at the TRUE POINT OF BEGINNING;

Thence N36°36'46"W, 130.28 feet, along the northeast R/W of the said Rosedale-Milford Center Road, to a 6 inch diameter concrete monument found exposed 6 inches;

Thence N23°39'53"W, 219.79 feet, along the northeast R/W of said Rosedale-Milford Center Road, passing an Iron Pin set in the northwest corner of the *West Tract* and the centerline of said Old S.R. 38 at 188.69 feet, and continuing along the R/W of the said Rosedale-Milford Center Road, to an Iron Pin set in the southernmost corner of a 5.190 acre property in the name of Curtis E. and Bonnie A. Kelsey (O.R. 90, Page 919)

Thence N51°08'09"E, 1070.06 feet, along the southeast line of the said Kelsey property, passing a 6 inch Wood Post at 983.99 feet, and passing an Iron Pin set at 985.13 feet, to a point in the middle of Spring Fork Creek at the southernmost corner of a 20.414 acre property in the name of Timothy Sheehy, Trustee of the *Declaration of Trust dated 10/07/98* (1/2 interest) and Judy Ransburgh Sheehy, Trustee of the *Declaration of Trust dated 08/30/07* (1/2 interest) (O.R. 243, Page 238);;

Thence S17°25'01"E, 32.24 feet, along the center of Spring Fork Creek and a northwest R/W of said S.R. 38, to a point;

Thence S51°08'09"W, 188.78 feet, along the centerline of old S.R. 38 and a northwest R/W of said S.R. 38, passing an Iron Pin set at 73.21 feet, to an Iron Pin set;

Thence S52°26'14"E, 30.21 feet, along a southwest R/W of S.R. 38, to an Iron Pin set;

Thence S37°47'51"W, 426.36 feet, along the northwest R/W of said S.R. 38 to an Iron Pin set;

Thence S31°44'32"W, 462.18 feet, along the northwest R/W of said S.R. 38 to a 5/8 inch Iron Pin found;

Thence S31°47'22"W, 93.81 feet, along the northwest R/W of said S.R. 38 to the TRUE POINT OF BEGINNING.

The property contains 3.998 acres, in V.M.S. 5063, Monroe Township, Madison County, Ohio. The **Basis Of Bearing is N51°08'09"E** along the north line of the said *East Tract*. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)). This description is based on a survey performed in April 2022 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 04/24/2022
Casey C. Elliott, PS 7759