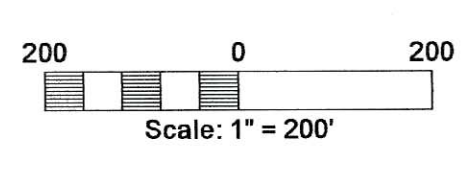


REFERENCES:
 DEEDS AS NOTED
 COUNTY MAPS
 PREVIOUS SURVEYS
 EXISTING MONUMENTS



- LEGEND:
- FOUND 10" CONCRETE MONUMENT
 - ⊙ FOUND 4" STEEL POST
 - ⊙ FOUND 1/2" IRON PIPE
 - ⊙ FOUND 3/4" IRON PIPE
 - FOUND 1" IRON PIPE
 - FOUND 5/8" IRON PIN (NO I.D. CAP)
 - FOUND 5/8" IRON PIN & 1-1/4" I.D. CAP STAMPED, "COTTRILL 8858"
 - FOUND 5/8" IRON PIN & 1-1/4" I.D. CAP STAMPED, "ELLIOTT 7759"
 - ⊙ SET MAGNETIC NAIL
 - ⊙ SET MAGNETIC SPIKE
 - △ SET 5/8" IRON PIN & 1-1/4" I.D. CAP STAMPED, "SHARRETT 8019"

LINE	BEARING	DISTANCE
1	S 73°01'45" W	39.39'
2	S 73°01'45" W	35.00'
3	S 84°49'54" W	56.18'

(215.544 ACRE TRACT)

Beginning on a set 5/8" iron pin with a 1-1/4" plastic identification cap located on the southeast corner of Virginia Military Survey 6051, also being the southwest corner of Virginia Military Survey 12730-12733-12734, said iron pin being on the northerly property line of a 328.054 acre tract (Official Record 362, Page 739 / Marian M. Fisher);

Thence along the easterly line of Virginia Military Survey 6051, being the northerly property line of the 328.054 acre tract, North 03° 51' 00" East a distance of 610.50 feet to a 4" steel post found;

Thence leaving the easterly line of Virginia Military Survey 6051 and continuing along the property line of the 328.054 acre tract, North 84° 05' 28" West a distance of 326.85 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "ELLIOTT 7759" on the southeasterly corner of a 225.656 acre tract (Official Record 325, Page 375 / Geesling Farms, LLC.);

Thence along the property line of the 225.656 acre tract, North 04° 12' 48" East a distance of 2329.13 feet to a 3/4" iron pipe found in the center of Drury Road (County Road 23 / 50' R/W);

Thence along the center of Drury Road the following two (2) courses:
 1. North 51° 54' 26" East a distance of 861.24 feet to a 3/4" iron pipe found, and;
 2. South 86° 00' 17" East a distance of 172.87 feet to a magnetic spike set;

Thence leaving the center of Drury Road and along the grantor's property line being in the right of way of said road the following two (2) courses:
 1. South 04° 04' 47" West a distance of 15.17 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL 5858";
 2. South 85° 47' 58" East a distance of 1283.74 feet to a 5/8" iron pin found on the northwesterly corner of a 41.839 acre tract (Official Record 382, Page 2422 / Robert J. and Lexie W. Burfield);

Thence along the property line of the 41.839 acre tract the following four (4) courses:
 1. South 03° 01' 17" West a distance of 809.81 feet to a 1/2" iron pipe found,
 2. South 85° 29' 43" East a distance of 146.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,
 3. South 04° 14' 47" West a distance of 1033.28 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
 4. South 85° 45' 13" East a distance of 918.87 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the westerly line of Virginia Military Survey 8122, said iron pin being on the property line of a 210.48 acre tract (Official Record 325, Page 1577 / MTB SR38 Paint, LLC.);

Thence along Virginia Military Survey 8122, being the property line of the 210.48 acre tract the following two (2) courses:
 1. South 03° 20' 18" West a distance of 680.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
 2. South 86° 37' 43" East, crossing the northwesterly corner of Virginia Military Survey 5526, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 508.91 feet, going a total distance of 538.91 feet to a magnetic nail set in the center of State Route 38 (60' R/W);

Thence along State Route 38 the following two (2) courses:
 1. South 24° 46' 53" West a distance of 858.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
 2. South 18° 46' 50" West a distance of 219.92 feet to a magnetic nail set in the center of State Route 38 on the northeast corner of a 4.4753 acre tract (Official Record 233, Page 2110 / Gina L. and Douglas Carner);

Thence leaving the center of State Route 38 and along the property line of the 4.4753 acre tract the following three (3) courses:
 1. South 73° 01' 45" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL 5858" at 39.39 feet, going a total distance of 74.39 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL 5858";
 2. South 84° 49' 54" West a distance of 56.18 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL 5858"; and;
 3. North 85° 12' 28" West a distance of 526.47 feet to a 1" iron pipe found on the northerly line of Virginia Military Survey 6062, said 1" iron pipe also being the northerly property line of the above mentioned 328.054 acre tract (Official Record 362, Page 739 / Marian M. Fisher);

Thence along Virginia Military Survey 6062, being the property line of the 328.054 acre tract, North 85° 04' 13" West a distance of 2392.72 feet to the place of beginning, containing 215.544 acres more or less and being subject to the right of way of Drury Road (County Road 23 / 50' R/W), State Route 38 (60' R/W) and all other legal easements of record.

NOTES:
 BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF FREDERICK A. BUCK AS RECORDED IN OFFICIAL RECORD 422, PAGE 6 OF THE MADISON COUNTY RECORDER'S OFFICE.

215.544 ACRE TRACT:
 BEING ALL OF AUDITOR'S PARCEL 14-00031.000, A 154.81 ACRE TRACT (157.311 ACRES AS SURVEYED);
 BEING ALL OF AUDITOR'S PARCEL 14-00032.000, A 58.25 ACRE TRACT (58.233 ACRES AS SURVEYED).

ALL 5/8" x 30" IRON PINS WITH 1-1/4" PLASTIC IDENTIFICATION CAPS ARE STAMPED, "SHARRETT 8019."

BEARINGS ARE BASED ON GPS OBSERVATIONS TAKEN ON FEBRUARY 12, 2024, OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE, & ARE TO BE USED TO DENOTE ANGLES ONLY.

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 13th DAY OF FEBRUARY, 2024 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

Paul Sharrett 2-13-24
 PAUL SHARRETT, PS 8019 DATE



PSPS SURVEYING, INC.

740-775-3548
 800-848-3548

• LOTS
 • FARMS
 • SUBDIVISIONS
 • CONSTRUCTION

FOR: ERIC A. & KARL D. BUCK, CO-TRUSTEES OF THE DONALD T. BUCK REVOCABLE LIVING TRUST

SITUATED IN
 VIRGINIA MILITARY SURVEY 5526, 6051, & 12730-12733-12734,
 PAINT TOWNSHIP, MADISON COUNTY,
 STATE OF OHIO.

SHEET	REVISIONS
1	

JOB	DRAWN	DATE
MA2401	N.R.S.	2/13/2024

FILENAME: MA2401.DWG

EXHIBIT "A"
(215.544 ACRE TRACT)

Being a tract of land that is now or formerly in the name of Frederick A. Buck as recorded in Official Record 422, Page 6 of the Madison County Recorder's Office and is situated in Virginia Military Surveys (V.M.S.) 5526, 6051, and 12730-12733-12734, Paint Township, Madison County, State of Ohio and being more particularly described as follows:

Beginning on a set 5/8" iron pin with a 1-1/4" plastic identification cap located on the southeast corner of Virginia Military Survey 6051, also being the southwest corner of Virginia Military Survey 12730-12733-12734, said iron pin being on the northerly property line of a 328.054 acre tract (Official Record 362, Page 739 / Marian M. Fisher);

Thence along the easterly line of Virginia Military Survey 6051, being the northerly property line of the 328.054 acre tract, North 03° 51' 00" East a distance of 610.50 feet to a 4" steel post found;

Thence leaving the easterly line of Virginia Military Survey 6051 and continuing along the property line of the 328.054 acre tract, North 84° 05' 28" West a distance of 326.85 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "ELLIOT 7759" on the southeasterly corner of a 225.656 acre tract (Official Record 325, Page 375 / Geesling Farms, LLC.);

Thence along the property line of the 225.656 acre tract, North 04° 12' 48" East a distance of 2329.13 feet to a 3/4" iron pipe found in the center of Drury Road (County Road 23 / 50' R/W);

Thence along the center of Drury Road the following two (2) courses:

1. North 51° 54' 26" East a distance of 861.24 feet to a 3/4" iron pipe found, and;
2. South 86° 00' 17" East a distance of 172.87 feet to a magnetic spike set;

Thence leaving the center of Drury Road and along the grantor's property line being in the right of way of said road the following two (2) courses:

1. South 04° 04' 47" West a distance of 15.17 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
2. South 85° 47' 58" East a distance of 1283.74 feet to a 5/8" iron pin found on the northwesterly corner of a 41.839 acre tract (Official Record 382, Page 2422 / Robert J. and Lexie W. Burfield);

Thence along the property line of the 41.839 acre tract the following four (4) courses:

1. South 03° 01' 17" West a distance of 809.61 feet to a 1/2" iron pipe found,
2. South 85° 29' 43" East a distance of 146.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,
3. South 04° 14' 47" West a distance of 1033.28 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
4. South 85° 45' 13" East a distance of 918.87 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the westerly line of Virginia Military Survey 8122, said iron pin being on the property line of a 210.48 acre tract (Official Record 325, Page 1577 / MTB SR38 Paint, LLC.);

Thence along Virginia Military Survey 8122, being the property line of the 210.48 acre tract the following two (2) courses:

[continued on page 2]

EXHIBIT "A"

1. South 03° 20' 18" West a distance of 660.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
2. South 86° 37' 43" East, crossing the northwesterly corner of Virginia Military Survey 5526, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 508.91 feet, going a total distance of 538.91 feet to a magnetic nail set in the center of State Route 38 (60' R/W);

Thence along State Route 38 the following two (2) courses:

1. South 24° 46' 53" West a distance of 858.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
2. South 16° 46' 50" West a distance of 219.92 feet to a magnetic nail set in the center of State Route 38 on the northeast corner of a 4.4753 acre tract (Official Record 233, Page 2110 / Gina L. and Douglas Carner);

Thence leaving the center of State Route 38 and along the property line of the 4.4753 acre tract the following three (3) courses:

1. South 73° 01' 45" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL 5858" at 39.39 feet, going a total distance of 74.39 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL 5858",
2. South 84° 49' 54" West a distance of 56.18 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "COTTRILL 5858", and;
3. North 85° 12' 28" West a distance of 526.47 feet to a 1" iron pipe found on the northerly line of Virginia Military Survey 6062, said 1" iron pipe also being the northerly property line of the above mentioned 328.054 acre tract (Official Record 362, Page 739 / Marian M. Fisher);

Thence along Virginia Military Survey 6062, being the property line of the 328.054 acre tract, North 85° 04' 13" West a distance of 2392.72 feet to the **place of beginning**, containing **215.544 acres** more or less and being subject to the right of way of Drury Road (County Road 23 / 50' R/W), State Route 38 (60' R/W) and all other legal easements of record.

Being all of Auditor's Parcel 14-00031.000, a 154.81 acre tract (157.311 acres as surveyed).

Being all of Auditor's Parcel 14-00032.000, a 58.25 acre tract (58.233 acres as surveyed).

All iron pins set being 5/8"X30" with 1-1/4" plastic identification caps stamped "SHARRETT 8019".

Bearings based on GPS observations taken on February 12, 2024, using the Ohio State Plane Coordinate System – South Zone, and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, February 13, 2024 [MA2401].


Paul Sharrett, P.S. 8019

2-13-24
Date

