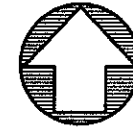


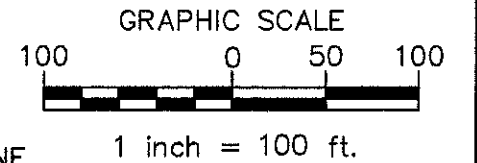
# PLAT OF SURVEY



VMS 12142-12153  
DEER CREEK TOWNSHIP  
MADISON COUNTY, OHIO

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

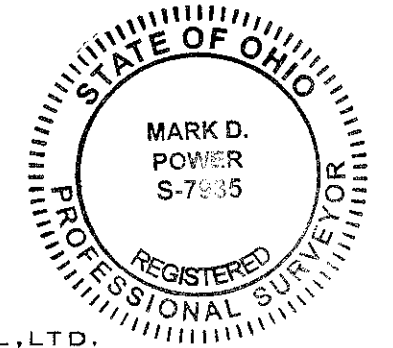
RIGHT OF WAY NOTE:

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 4733-37, O.A.C. AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

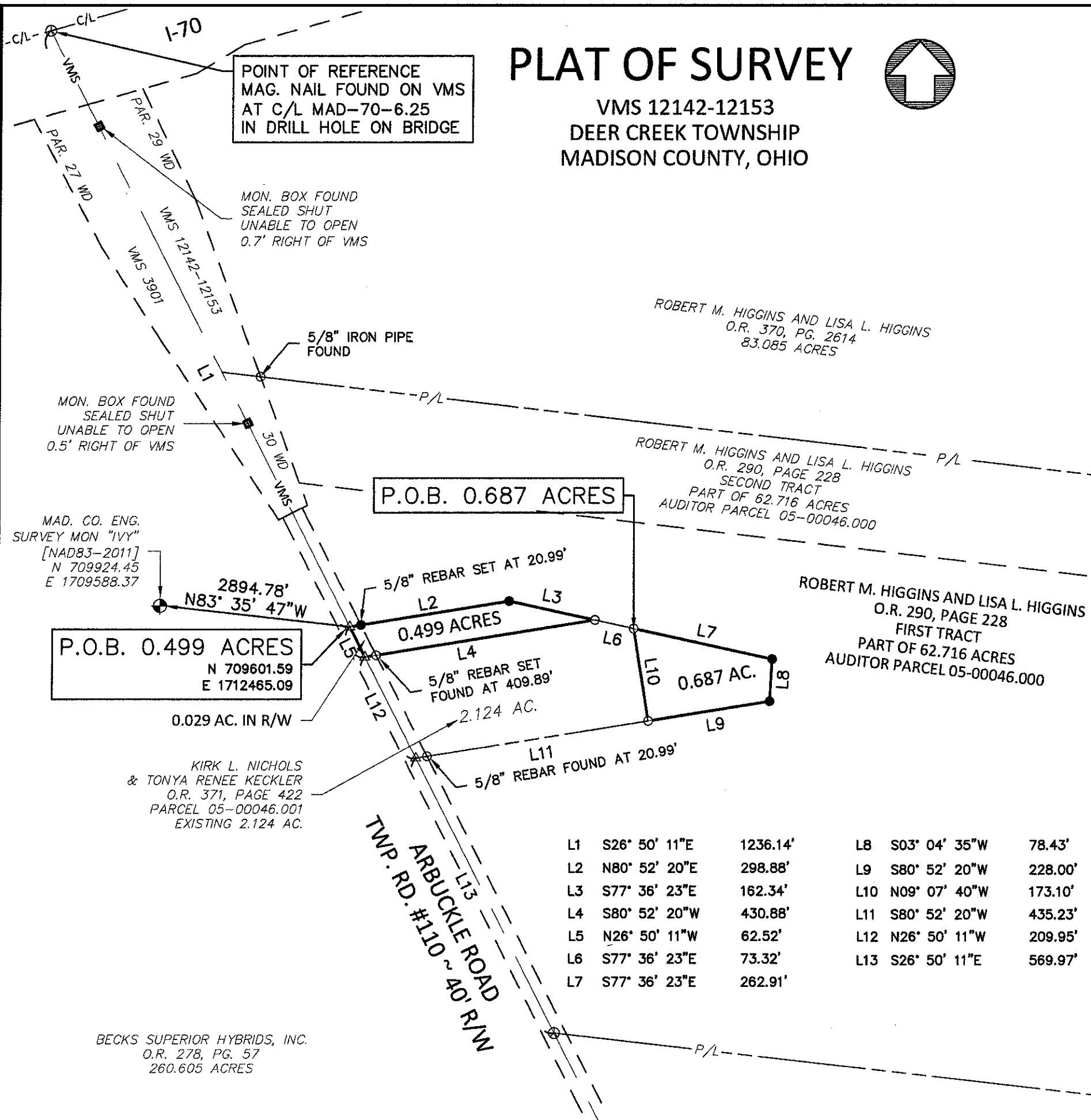
*Mark D. Power* 8/7/25  
MARK D. POWER  
PROFESSIONAL SURVEYOR S-7935



POWER  GEOSPATIAL, LTD.

P.O. BOX 581, LONDON, OH 43140  
POWERGEOSPATIAL@GMAIL.COM  
614-546-8337

- ODOT MONUMENT BOX FOUND (SEE O.D.O.T)
- REBAR OR PIPE FOUND AND DESCRIBED
- ⊗ MAGNETIC SURVEY NAIL FOUND
- SET 5/8-INCH REBAR WITH "POWER 7935" CAP
- ▲ SET STEEL SPIKE



L1	S26° 50' 11"E	1236.14'	L8	S03° 04' 35"W	78.43'
L2	N80° 52' 20"E	298.88'	L9	S80° 52' 20"W	228.00'
L3	S77° 36' 23"E	162.34'	L10	N09° 07' 40"W	173.10'
L4	S80° 52' 20"W	430.88'	L11	S80° 52' 20"W	435.23'
L5	N26° 50' 11"W	62.52'	L12	N26° 50' 11"W	209.95'
L6	S77° 36' 23"E	73.32'	L13	S26° 50' 11"E	569.97'
L7	S77° 36' 23"E	262.91'			

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

MAD. CO. ENG.  
SURVEY MON "IVY"  
[NAD83-2011]  
N 709924.45  
E 1709588.37

P.O.B. 0.499 ACRES  
N 709601.59  
E 1712465.09

KIRK L. NICHOLS  
& TONYA RENEE KECKLER  
O.R. 371, PAGE 422  
PARCEL 05-00046.001  
EXISTING 2.124 AC.

ROBERT M. HIGGINS AND LISA L. HIGGINS  
O.R. 370, PG. 2614  
83.085 ACRES

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

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

DESCRIPTION OF 0.499 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 0.499 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°50'11" East, along a westerly line of Virginia Military Survey 12142-12153 in Arbuckle Road, 1236.14 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°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 298.88 feet to a 5/8-inch rebar set with plastic cap stamped "Power 7935";

Thence South 77°36'23" East, 162.34 feet to a 5/8-inch rebar found with plastic cap stamped "Power 7935" at a northeast corner of a 2.124 acre tract described in a deed to Kirk L. Nichols and Tonya Renee Keckler in Official Record 371, Page 422;

Thence South 80°52'20" West, along the northerly line of said 2.124 acres, passing a 5/8-inch rebar found with plastic cap stamped "Power 7935" at 409.89 feet, a total distance of 430.88 feet to a steel spike set in Arbuckle Road, on a westerly line of Virginia Military Survey 12142-12153, and being an easterly line of said 260.605-acre tract;

Thence North 26°50'11" West, in Arbuckle Road and along a westerly line of Virginia Military Survey 12142-12153 ,along an easterly line of said 206.605-acre tract, 62.52 feet to the True Point of Beginning.

Containing 0.499 acres of land, more or less, of which 0.029 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 July 2025 by Mark D. Power, Professional Surveyor No. 7935.

POWER GEOSPATIAL, LTD.

 8/7/25

Mark D. Power,  
Professional Surveyor No. 7935



DESCRIPTION OF 0.687 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 0.687 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°50'11" East, along a westerly line of Virginia Military Survey 12142-12153 in Arbuckle Road, 1236.14 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;

Thence North 80°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 298.88 feet to a 5/8-inch rebar set with plastic cap stamped "Power 7935";

Thence South 77°36'23" East, 162.34 feet to a 5/8-inch rebar found with plastic cap stamped "Power 7935" at a northeast corner of a 2.124 acre tract described in a deed to Kirk L. Nichols and Tonya Renee Keckler in Official Record 371, Page 422;

Thence South 77°36'23" East, along the northerly line of said 2.124 acres, 73.32 feet to a 5/8-inch rebar found with plastic cap stamped "Power 7935" and the True Point of Beginning;

Thence South 77°36'23" East, into Higgins' First Tract, 262.91 feet to a 5/8-inch rebar set with plastic cap stamped "Power 7935";

Thence South 03°04'35" West, 78.43 feet to a 5/8-inch rebar set with plastic cap stamped "Power 7935";

Thence South 80°52'20" West, 228.00 feet to a 5/8-inch rebar found with plastic cap stamped "Power 7935";

Thence North 09°07'40" West, along the easterly line of the 2.124 acres, 173.10 feet to the True Point of Beginning.

Containing 0.687 acres of land, more or less.

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 July 2025 by Mark D. Power, Professional Surveyor No. 7935.

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 8/7/25

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