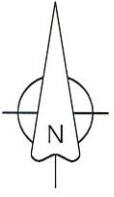


PLAT OF SURVEY LOT SPLIT 3.927 ACRES SITUATED IN STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF MONROE, V.M.S. 12272

Basis of Bearings: the bearings shown upon this plat are based on the centerline of Taylor Blair Road being N 32° 43' 09" W as referenced to State Plane Grid Coordinates, Ohio South Zone NAD83 with 2011 NSRS adjustment

Scale 1" = 60 feet



POINT OF COMMENCEMENT
 MADISON COUNTY
 MONUMENT 02-009
 N:745451.89
 E:17929353.04

Tim A. White
 TOD Lisa A. Ledbetter
 PID: 11-00414.000
 101.3954 Acres
 OR 325, PG. 368
 OR 375, PG 392

Mark Yoder and Debbie Yoder
 PID: 11-00046.002
 3.927 Acres
 OR 50, PG 212

Michael Heath Culbertson
 PID: 11-00046.000
 0.893 Acres
 OR 302, PG. 2329

POINT OF BEGINNING
 BOTH TRACTS
 N:732726.57
 E:1727836.67

R.L.T. Farms, INC.
 PID: 11-00326.025
 109.709 Acres
 OR 123, PG. 2069

Michael Heath Culbertson
 PID: 11-00046.001
 2.074 Acres
 OR 302, PG. 2329

1.892 ACRES

2.035 ACRES

TAYLOR BLAIR
 ROAD (CR 14)(50' R/W)

NEW LOT LINE

20' DRAINAGE EASEMENT
 OR 50, PG 212

REFERENCES:

- 1) Survey by Friday Surveying Inc dated 3/26/2004 Survey Record 59-04.
- 2) Survey by William Browning dated January, 1996 Survey Record 6-96.
- 3) Survey by William Browning dated September, 1996 Survey Record 51-97.
- 4) Survey by James Cottrill dated November 7, 1994 Survey Record 60-95.
- 5) Survey by Cottrill Surveying dated December 9, 2016 Survey Record 104-16.
- 6) Deeds as noted.

FLOOD DATA:

All lots delineated on this plat are located in flood Zone "X" per F.E.M.A. Community Panel No.39097C0075 D dated June 18, 2010.

Survey requested by: Jordan Payne

CERTIFICATION:

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

REGISTERED SURVEYOR NO. 8862

06/10/2025

DATE



LEGEND:

- ⊗ - Post found
- - 3/4" Ø Iron pipe fnd.
- ⊠ - 3/4" Sq. iron bar fnd.
- - 5/8"x30" Iron pin set
- ⊙ - 5/8" Iron pin found
- △ - Railroad spike found
- ▲ - Railroad spike set
- - Survey nail found
- - Survey nail set
- - Stone found
- Ⓜ - Concrete Monument Found
- (D) - Deed Distance
- (M) - Field Measurement

Job No. 2025-1815



1.892 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Monroe, Virginia Military Survey Number 12272 and being part of a 3.927-acre tract as conveyed to Mark Yoder and Debbie Yoder by Official Record 50 Page 212 in the Madison County Recorder's Office and being more particularly described as follows:

Commencing at Madison County Engineer Monument "02-009",

Thence South 06°47'44" West for a distance of 12,815.35 feet to a MAG nail set on the centerline of Taylor Blair Road (County Road 14) (50 Feet Wide) and the easterly line of a 109.709 acre tract of land conveyed to R.L.T. Farms, Inc. by Official Record 123, Page 2069 and being **TRUE POINT OF BEGINNING**;

Thence along the centerline of Taylor Blair Road and said easterly line, **North 32°43'09" West** for a distance of **257.95 feet** to a mag nail found at the southwesterly corner of a 101.3954 acre tract conveyed to Tim A. White Transfer on Death to Lisa A. Ledbetter by Official Record 375 Page 393;

Thence leaving said centerline and southerly line and along the southerly line of said 101.3954 acre tract and the grantor's northerly line, **North 77°51'19" East** for a distance of **468.55 feet** (passing an 5/8" iron pin found at 23.90 feet) to a 5/8" iron pin found at the northwesterly corner of a 0.893 acre tract conveyed to Michael Heath Culbertson by Official Record 302 Page 2329;

Thence along the westerly line of said 0.893 acre tract and the grantor's easterly line, **South 18°40'04" East** for a distance of **128.21 feet** to an iron pin set;

Thence leaving said westerly line and across the grantor's property, **South 61°38'35" West** for a distance of **408.72 feet** (passing an iron pin set at 383.65 feet) to the **True Point of Beginning** and containing **1.892 Acres**, more or less, and being subject to all other legal easements, agreements, and rights of way.

Bearings are based on the centerline of Taylor Blair Road (County Road 14) being North 32°43'09" West as referenced to the Ohio State Plane Coordinate System (South Zone), NAD 83 with the 2011 NSRS adjustment (Epoch 2010.00). This bearing was established by GPS observations using the Ohio Department of Transportation Real-Time-Network (ODOT RTN).

The 1.892-acre tract is out of Auditors Parcel Number 11-00046.002.

Iron pin sets are 5/8" x 30" rebar topped by a yellow plastic identification cap bearing the inscription "KORDA/NEMETH ENGINEERING"

This description was prepared by David R. Himmelman, Ohio Professional Surveyor Number 8862, from an actual field survey performed in May 2025.

David R. Himmelman, P.S.8862
Korda-Nemeth Engineering Inc.



Date



2.035 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Monroe, Virginia Military Survey Number 12272 and being part of a 3.927-acre tract as conveyed to Mark Yoder and Debbie Yoder by Official Record 50 Page 212 in the Madison County Recorder’s Office and being more particularly described as follows:

Commencing at Madison County Engineer Monument “02-009”,

Thence South 06°47’44” West for a distance of 12,815.35 feet to a MAG nail set on the centerline of Taylor Blair Road (County Road 14) (50 Feet Wide) and the easterly line of a 109.709 acre tract of land conveyed to R.L.T. Farms, Inc. by Official Record 123, Page 2069 and being **TRUE POINT OF BEGINNING**;

Thence leaving said centerline and southerly line and across said 3.927 acre tract, **North 61°38’35” East** for a distance of **408.72 feet** (passing an iron pin set at 25.07 feet) to an iron pin set on the westerly line of a 0.893 acre tract conveyed to Michael Heath Culbertson by Official Record 302 Page 2329;

Thence along the westerly line of said 0.893 acre tract, **South 18°40’04” East** for a distance of **234.72 feet** to a 5/8” iron pin found at the southwesterly corner of said 0.893 acre tract and northwesterly corner of a 2.074 acre tract conveyed to Michael Heath Culbertson by Official Record 302 Page 2329;

Thence along the northerly line of said 2.074 acre tract, **South 60°58’15” West** for a distance of **351.28 feet** (passing a 5/8” iron pin found at 327.18 feet) to a Mag nail set on the centerline of Taylor Blair Road and the easterly line of said 109.709 acre tract;

Thence along the centerline of Taylor Blair Road and said easterly line, **North 32°43’09” West** for a distance of **236.18 feet** to the **True Point of Beginning** and containing **2.035 Acres**, more or less, and being subject to all other legal easements, agreements, and rights of way.

Bearings are based on the centerline of Taylor Blair Road (County Road 14) being North 32°43’09” West as referenced to the Ohio State Plane Coordinate System (South Zone), NAD 83 with the 2011 NSRS adjustment (Epoch 2010.00). This bearing was established by GPS observations using the Ohio Department of Transportation Real-Time-Network (ODOT RTN).

The 2.035-acre tract is out of Auditors Parcel Number 11-00046.002.

Iron pin sets are 5/8” x 30” rebar topped by a yellow plastic identification cap bearing the inscription “KORDA/NEMETH ENGINEERING”

This description was prepared by David R. Himmelman, Ohio Professional Surveyor Number 8862, from an actual field survey performed in May 2025.

David R. Himmelman, P.S.8862
Korda-Nemeth Engineering Inc.



Date