

NOTES:

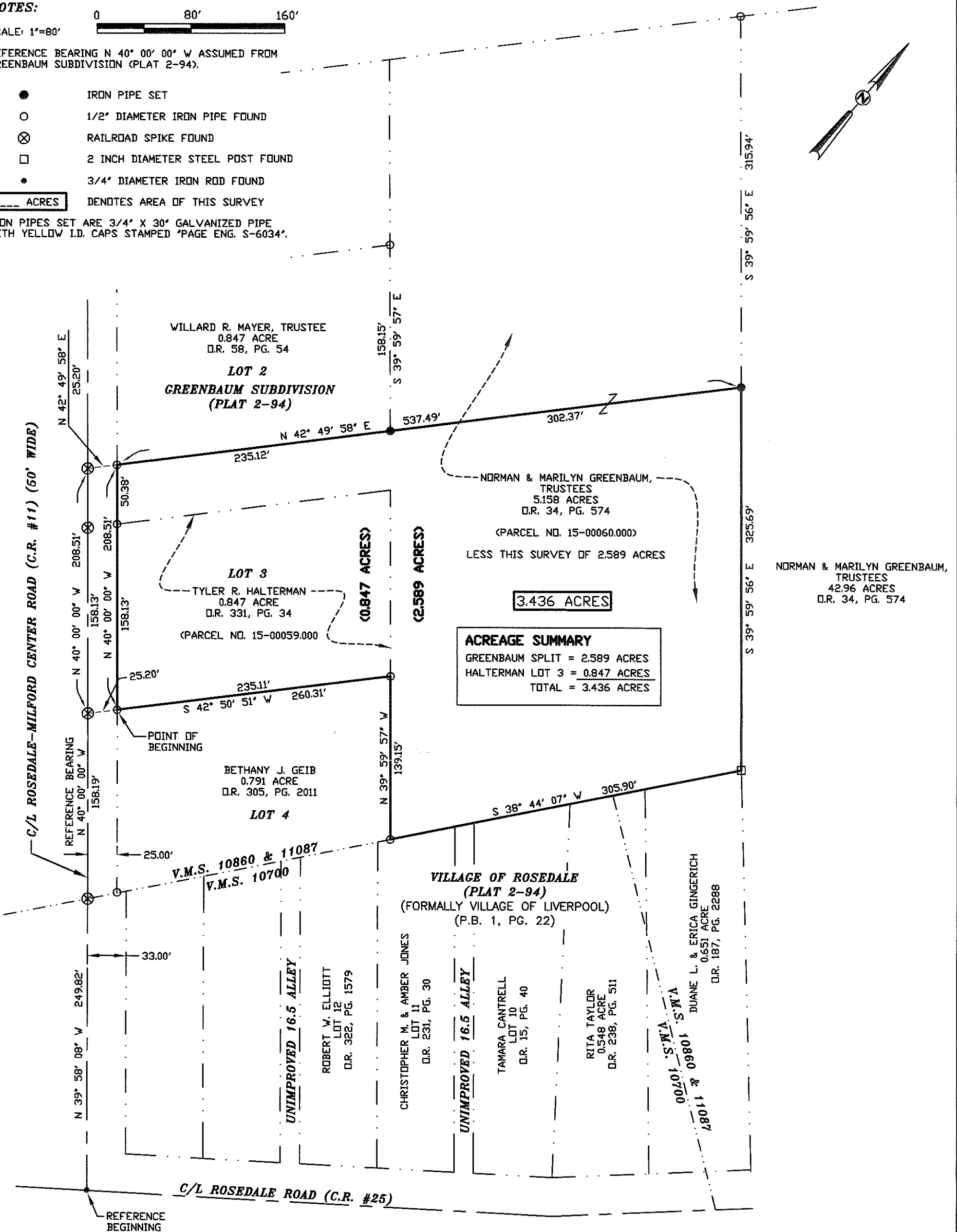
SCALE: 1"=80'

REFERENCE BEARING N 40° 00' 00" W ASSUMED FROM GREENBAUM SUBDIVISION (PLAT 2-94).

- IRON PIPE SET
- 1/2" DIAMETER IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- 2 INCH DIAMETER STEEL POST FOUND
- 3/4" DIAMETER IRON ROD FOUND

--- ACRES DENOTES AREA OF THIS SURVEY

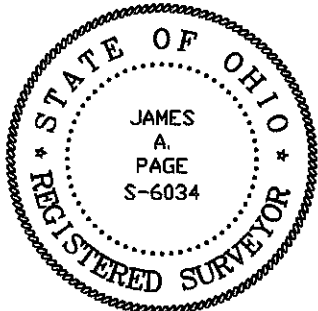
IRON PIPES SET ARE 3/4" X 30" GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED "PAGE ENG. S-6034".



ACREAGE SUMMARY

GREENBAUM SPLIT	= 2.589 ACRES
HALTERMAN LOT 3	= 0.847 ACRES
TOTAL	= 3.436 ACRES

PLAT REFERENCES:
 PLAT 2-94
 PLAT 86-14
 PLAT RDS
 PLAT BOOK 1, PG. 22



PLAT OF BOUNDARY SURVEY FOR:
TYLER HALTERMAN
 VIRGINIA MILITARY SURVEY NO. 10860 & 11087
 PIKE TOWNSHIP, MADISON COUNTY, OHIO

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED.

James A. Page
 JAMES A. PAGE (P.S. 6034) 3/26/18 DATE

Page Engineering, Inc.

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AUTOCAD 18-13BND.DWG

JN. 18-13

LEGAL DEED DESCRIPTION
3.436 Acres

Real estate situated in Pike Township of Madison County, Ohio; in the Virginia Military Survey Number 10860 and 11087; being part of the 5.158 acre tract of land owned by Norman and Marilyn Greenbaum, Trustees (Official Record 34, page 574) (Madison County Parcel Number 15-00060.000) and all of Lot 3 (0.847 acres) of Greenbaum Subdivision (Plat 2-94) owned by Tyler R. Halterman (Official Record 331, page 34) (Madison County Parcel Number 15-00059.000); being further bounded and described as follows:

Beginning for reference at a three-fourths (3/4) inch diameter iron rod found at the intersection of the centerline of Rosedale Road (County Road 25) with the centerline of Rosedale-Milford Center Road (County Road 11, 66 feet wide);

thence with said centerline of said Rosedale-Milford Center Road North 39 degrees 58 minutes 08 seconds West, 249.82 feet to a railroad spike found on the point common to the northerly line Virginia Military Survey Number 10700, the southerly line of Virginia Military Survey Number 10860 and 11087 and the most southerly corner of said Greenbaum Subdivision;

thence continuing with the centerline of said Rosedale-Milford Center Road (50 feet wide) North 40 degrees 00 minutes 00 seconds West (reference bearing), 158.19 feet to a railroad spike found thereon;

thence North 42 degrees 50 minutes 51 seconds East, 25.20 feet to an one-half (1/2) inch diameter iron pipe found on the point common to the easterly right-of-way of said Rosedale-Milford Center Road, the northwesterly corner of Lot 4 of Greenbaum Subdivision owned by Bethany J. Geib (Official Record 305, page 2011), the southwest corner of said Lot 3 and the point of beginning of the land to be described.

thence with the westerly line of said Lot 3 and the westerly line of said Greenbaum 5.158 acre tract North 40 degrees 00 minutes 00 seconds West, 208.51 feet to an one-half (1/2) inch diameter iron pipe found on the southwest corner of Lot 2 (0.847 acres) of Greenbaum Subdivision owned by Willard R. Mayer, Trustee (Official Record 58, page 54) (passing over a one-half inch diameter iron pipe found at 158.13 feet);

thence with the southeasterly line of said Lot 2 North 42 degrees 49 minutes 58 seconds East, 235.12 feet to an iron pipe set on the southeasterly corner thereof and on a corner of said Greenbaum 5.158 acre tract;

thence entering said Greenbaum 5.158 acre tract and making a new division thereof North 42 degrees 49 minutes 58 seconds East, 302.37 feet to an iron pipe set on the easterly line thereof and on the westerly line of a 42.96 acre tract of land owned by Norman and Marilyn Greenbaum, Trustees (Official Record 34, page 574);

thence the following three (3) consecutive courses with said Greenbaum 5.158 acre tract:

1. South 39 degrees 59 minutes 56 seconds East, 325.69 feet to a two (2) inch diameter steel post found on the northeasterly corner of a 0.651 acre tract of land owned by Duane L. and Erica Gingerich (Official Record 187, page 2288);
2. South 38 degrees 44 minutes 07 seconds West, 305.90 feet to an one-half (1/2) inch diameter iron pipe found on the point common to the southerly line of said Virginia Military Survey Number 10860 and 11087, the northwesterly line of Lot 11 of the original Village of Rosedale (formally the Village of Liverpool, Plat Book 1, page 22) being owned by Christopher M. and Amber Jones (Official Record 231, page 30) and on the southeasterly corner of said Lot 4 of said Greenbaum Subdivision;
3. thence with the easterly line of said Lot 4 North 39 degrees 59 minutes 57 seconds West, 139.15 feet to an one-half (1/2) inch diameter iron pipe found on the corner common to northeasterly corner of said Lot 4 and the southeasterly corner of said Lot 3;

thence with line common to said Lot 3 and said Lot 4 South 42 degrees 50 minutes 51 seconds West, 235.11 feet to the place of beginning;

Bearing (North 40 degrees 00 minutes 00 seconds West) assumed from said Greenbaum Subdivision (Plat 2-94).

The tract as described from an actual field survey performed on or about March 06, 2018, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 3.436 acres, more or less, of which 2.589 acres are part of said Greenbaum 5.158 acre tract and 0.847 acres is all of

said Lot 3, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped "Page Eng. S-6034". The survey is recorded in the Map Room of the Madison County Engineer.

James A. Page, PS
S-6034
March 21, 2018
JN 18-13



A handwritten signature in cursive script, appearing to read "James Page".