

SURVEY OF
0.851 ACRES
 LYING IN
 VIRGINIA MILITARY SURVEY
 NO. 6305
 TOWNSHIP OF FAIRFIELD, COUNTY OF MADISON
 STATE OF OHIO

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE CENTERLINE OF SEAMAN ROAD, HAVING A BEARING OF S 34°33'16" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, WITH AN ORANGE PLASTIC CAP STAMPED "P.S. 8047".

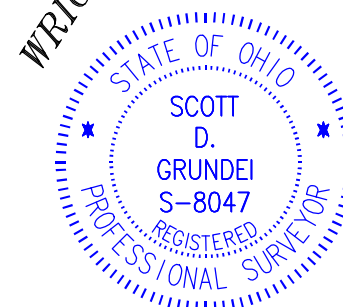
CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON BOUNDARY SURVEY WAS PREPARED FROM AND ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN DECEMBER OF 2025.

Scott D. Grundel 1/15/26

 DATE

SCOTT D. GRUNDEI, P.S.
 REGISTERED SURVEYOR NO. 8047



P: (614) 205-0721
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 www.compass360surveying.com
 DATE: 1/9/26 JOB NO. 25-345

LEGEND

●	IPF	IRON PIN FOUND
■	RBF	REBAR FOUND
◉	CMF	COUNTY MONUMENT FOUND
⊗	RBS	REBAR SET

02-023 FOUND
BEGINNING FOR REFERENCE
 N=688410.08
 E=1758163.81

BRENT KISE
 ORIGINAL 5.107 ACRES
 (FRANKLIN COUNTY)
 I.N. 201207120099880

R. GREEN FARMS, LLC
 262.78 ACRES
 O.R. 414, PG. 849
 207.32 ACRES (MADISON CO)

GLEN A. &
 ANGEL L. GEE
 0.3511 ACRES
 O.R. 298, PG. 847

0.851 ACRES
 37085.9199 S.F.

POINT OF TRUE BEGINNING
 N=684837.308
 E=1758383.734

RUSSELL E. &
 PAMALA G. JONES
 15.5049 ACRES
 (FRANKLIN COUNTY)
 O.R. 4747F04
 I.N. 202301230007429
 (MADISON COUNTY)
 O.R. 264, PG. 231
 O.R. 410, PG. 1928

14.3749 ACRES
 (FRANKLIN)

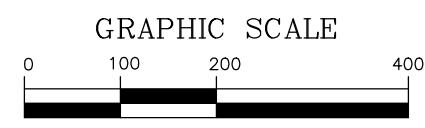
10" WOOD POST FOUND

1.13 ACRES
 (MADISON)

FRANKLIN COUNTY
 PLEASANT TOWNSHIP
 FAIRFIELD TOWNSHIP
 MADISON COUNTY

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 02°55'36" E	290.31'
L2	S 64°31'03" W	138.35'
L3	N 03°02'13" W	288.43'
L4	N 63°53'25" E	139.59'



(IN FEET)
 1 inch = 200 ft.

DRAWN BY: SG

**DESCRIPTION OF 0.851 ACRES
LYING SOUTH OF LILLY CHAPEL-GEORGESVILLE ROAD
AND WEST OF SEAMAN ROAD**

Situated in the State of Ohio, County of Madison, Township of Fairfield, lying in Virginia Military Survey No. 6305, being part of 10 acre tract conveyed to Keshia M. Siders, by deeds of record in Official Record 329, Page 1561 (Madison County, Parcel No. 07-00642.00) and Instrument Number 201705150065143 (Franklin County, Parcel No. 230-001187), Recorders Office, Madison County and Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at Madison County monument 02-023 found;

Thence South 03°31'17" East, a distance of 3579.49 feet, to a 3/4 inch iron pin found, on the westerly line of Franklin County, the easterly line of Madison County, the northerly line of said 10 acre tract, the southeasterly corner of a 0.3511 acre tract conveyed to Glen A. and Angel L. Gee, by deed of record in Official Record 298, Page 847 (Madison County), and at the southwesterly residual corner of an original 5.107 acre tract conveyed to Brent Kise, by deed of record in Instrument Number 201207120099880 (Franklin County), and being the **Point of True Beginning**;

Thence South 02°55'36" East, a distance of 290.31 feet, along the county line, and across said 10 acre tract, to a rebar set, on the southerly line of said 10 acre tract, and on the northerly line of a 15.5049 acre tract conveyed to Russell E. and Pamala G. Jones, by deeds of record in Official Record 264, Page 231, Official Record 410, Page 1928 (Madison County) and Official Record 4747F04, Instrument Number 202301230007429 (Franklin County);

Thence South 64°31'03" West, a distance of 138.35 feet, along the line common to said 10 acre tract and said 15.5049 acre tract, to a 10 inch wood post found, at the southwesterly corner of said 10 acre tract, and a southeasterly corner of a 262.78 acre tract conveyed to R. Green Farms, LLC, by deed of record in Official Record 414, Page 849 (Madison County);

Thence North 03°02'13" West, a distance of 288.43 feet, along the line common to said 10 acre tract and said 262.78 acre tract, to a rebar set, at the westerly common corner of said 10 acre tract and said 0.3511 acre tract;

Thence North 63°53'25" East, a distance of 139.59 feet, along the line common to said 10 acre tract and said 0.3511 acre tract, to the **Point of True Beginning**, containing 0.851 acres, more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the centerline of Seaman Road, having a bearing of South 34°33'16" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with an orange plastic cap stamped "P.S. 8047".

The above description is based on an actual field survey performed in December of 2025.



Compass 360 Surveying

Scott D. Grundei

1/15/26

Scott D. Grundei, P.S.
Registered Surveyor No. 8047

Date