

OWNERSHIP:

BEING A MINOR SUBDIVISION OF THAT 214.2459 ACRE TRACT DESCRIBED IN A DEED TO CREAMER FAMILY LAND LLC IN OFFICIAL RECORD 421, PAGE 1063, RECORDER'S OFFICE. SHOWN AS AS AUDITOR'S PARCEL 14-00283.004

CLIENT:

STEVEN L. CREAMER AND NANCY K. CREAMER

RECORDS REVIEWED:

RECORDS USED ARE SHOWN.

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.

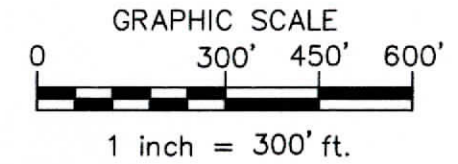
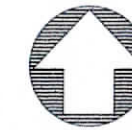
Mark D. Power 12-4-25
MARK D. POWER
PROFESSIONAL SURVEYOR S-7935



POINT OF BEGINNING
STEEL SPIKE FND.
N 672914.09
E 1689893.16

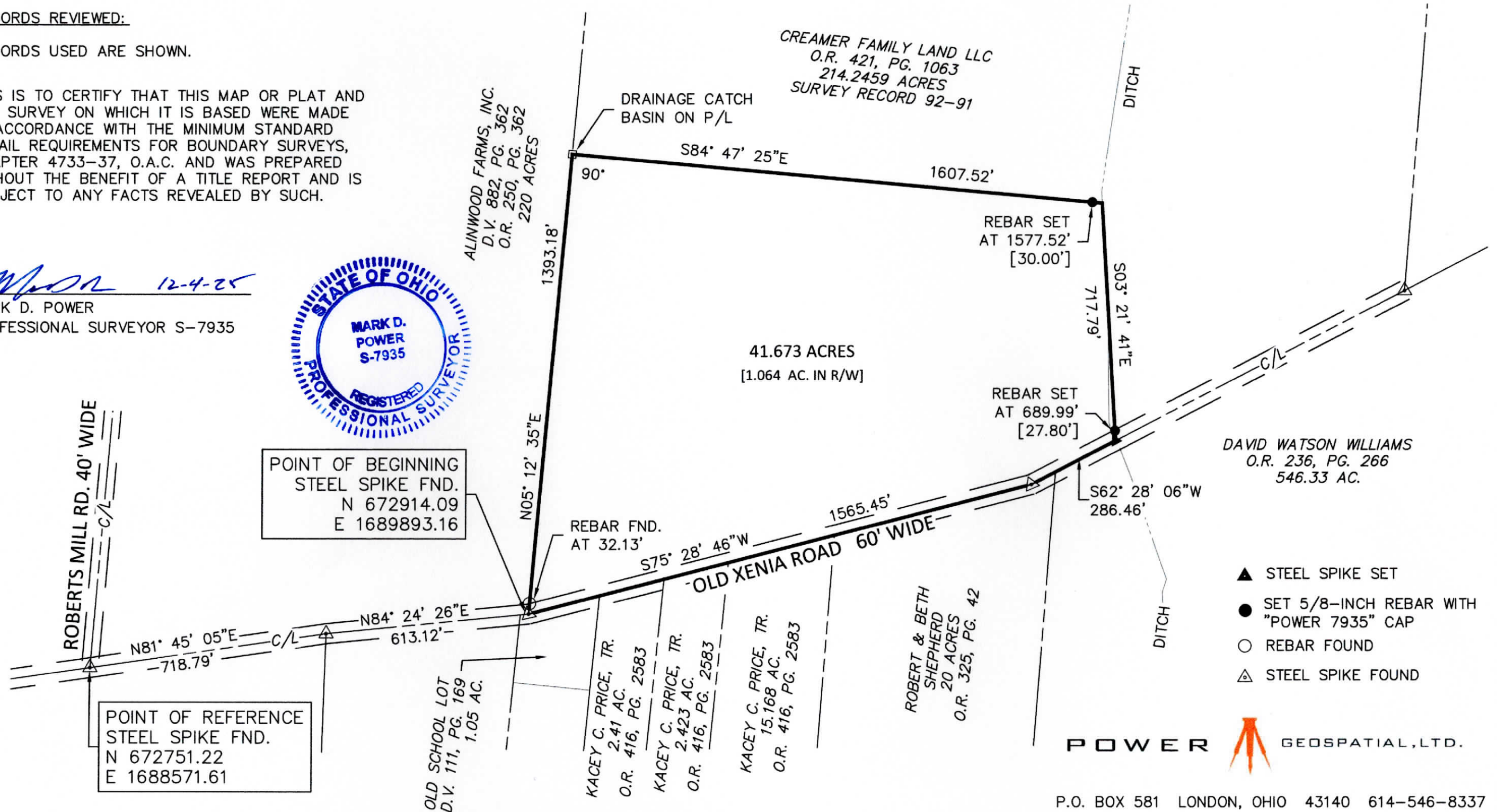
POINT OF REFERENCE
STEEL SPIKE FND.
N 672751.22
E 1688571.61

**PLAT OF SURVEY - 41.673 ACRES
VIRGINIA MILITARY SURVEY 4387
PAINT TOWNSHIP, MADISON COUNTY, OH**



BASIS OF BEARING:

AN OHIO STATE PLANE - SOUTH ZONE BEARING OF S75° 28' 46"W WAS MEASURED FOR THE CENTERLINE OF OLD XENIA ROAD BASED ON MONUMENTATION FOUND



- ▲ STEEL SPIKE SET
- SET 5/8-INCH REBAR WITH "POWER 7935" CAP
- REBAR FOUND
- △ STEEL SPIKE FOUND



P.O. BOX 581 LONDON, OHIO 43140 614-546-8337

DESCRIPTION OF 41.673 ACRES
NORTH SIDE OF OLD XENIA ROAD
EAST OF ROBERTS MILL ROAD
PAINT TOWNSHIP, MADISON COUNTY, OHIO

Situate in the State of Ohio, Madison County, Paint Township, Virginia Military Survey 4387 and being 41.673 acres of that 214.2459 acre tract known as Auditor Parcel 14-00283.004 and described in a deed to Creamer Family Land LLC of record in Official Record 421, Page 1063 and more particularly described as follows:

Beginning for Reference at a railroad spike found at the intersection of Old Xenia Road and Roberts Mill Road;

Thence North $81^{\circ}45'05''$ East, along the center of Old Xenia Road, 718.79 feet to a steel spike found;

Thence North $84^{\circ}24'26''$ East, along the center of Old Xenia Road, 613.12 feet to a steel spike found and the True Point of Beginning:

Thence North $05^{\circ}12'35''$ East, along the east line of a 220 acre tract described in a deed to Alinwood Farms, Inc. of record in Deed Volume 882, Page 362, and also in Official Record 250, Page 1362, passing a rebar found at 32.13 feet, a distance of 1393.18 feet to a point on the center of a storm catch basin;

Thence South $84^{\circ}47'25''$ East, passing a rebar set at 1577.52 feet, a distance of 1607.52 feet to a point in a county ditch;

Thence South $03^{\circ}21'41''$ East, passing a rebar set at 689.99 feet, a distance of 717.79 feet to a steel spike set in the center of Old Xenia Road;

Thence South 62°28'06" West, along the center of Old Xenia Road, 286.46 feet to a steel spike found;

Thence South 75°28'46" West, along the center of Old Xenia Road, 1565.45 feet to the True Point of Beginning. Containing 41.673 acres of land, of which 1.064 acres is in the existing right of way of Old Xenia Road.

An Ohio State Plane – South Zone bearing of South 75°28'46" West was measured for the center of Old Xenia Road according to found monumentation.

This description is based on a survey by Power Geospatial, Ltd. in December 2025 under the supervision of Mark D. Power, Professional Surveyor 7935. Rebar set are 30 inches long, 5/8 inch diameter, with an orange cap stamped "POWER 7935"

POWER GEOSPATIAL, LTD.

Mark D. Power 12-4-25

Mark D. Power
Professional Surveyor 7935

