



PLAT OF SURVEY 12.122 ACRES

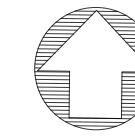
SITUATE IN STATE OF OHIO, VIRGINIA MILITARY SURVEY 3682
STOKES TOWNSHIP, MADISON COUNTY

AUDITOR'S PARCEL
PART OF 27-00192.00

EX. R/W
0.999 ACRES

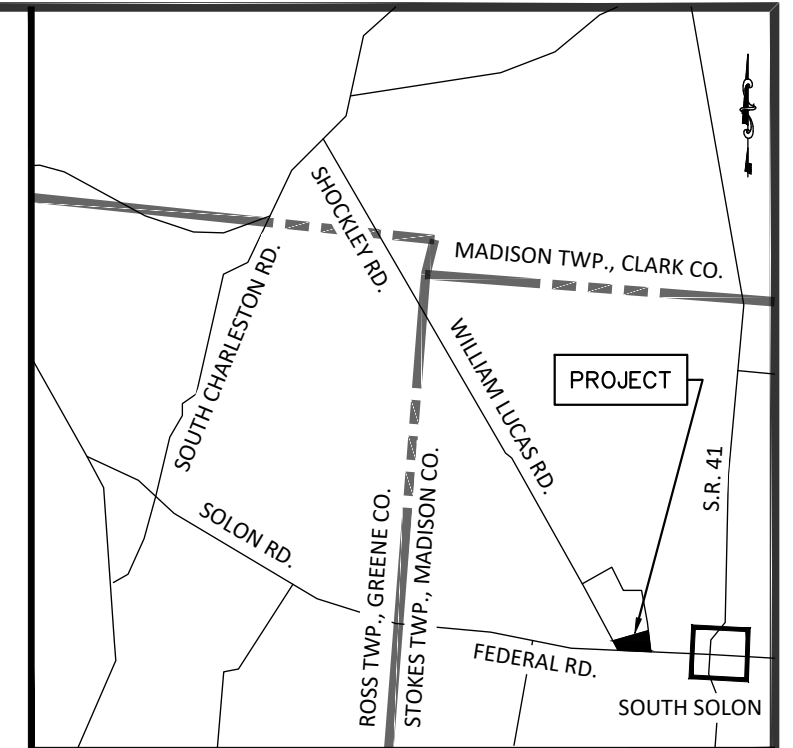
BASIS OF BEARINGS:

NAD 83 (2011 ADJUSTMENT), OHIO
STATE PLANE - SOUTH ZONE.



SURVEY PLATS USED:

122-17	CLINCO & SUTTON
19-93	BAKER
08-22	COTTRILL
03-04	BAKER
-----	POWER
-----	POWER



VICINITY MAP

OWNERSHIP:

BEING A DIVISION OF 102.090 ACRES IN THE NAME OF JACK EDWARD MIESMER, JR., MADISON COUNTY RECORDER'S OFFICIAL RECORD 433, PAGE 446.

BASIS OF BEARINGS & COORDINATE:

NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE - SOUTH ZONE.

SURVEY NOTES:

OCCUPATION IN GENERAL FITS THE SURVEY, UNLESS OTHERWISE NOTED.

MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED

VIRGINIA MILITARY SURVEY LINES ARE DEPICTED BASED ON COUNTY GIS.

POINT OF BEGINNING COORDINATES (GRID) NAD83-2011:

THE POINT OF BEGINNING COORDINATES ARE OHIO S.P.C. SOUTH AND ARE SHOWN TO ASSIST THE COUNTY LAND INFORMATION SYSTEM LOCATE THE PROPERTY. BEARINGS AND DISTANCES ARE REDUCED TO GROUND.

P.O.R. RAILROAD SPIKE FOUND	N 634759.39	E 1654640.07
P.O.B. 12.122 ACRES	N 634822.81	E 1653101.58

TIE TO MADISON CO. ENGINEER SURVEY CONTROL MONUMENT [MEASURED]:

FROM MAD. CO. ENG. SURVEY MONUMENT 02-007 TO THE P.O.B.
N88° 28' 47"W 3352.82'

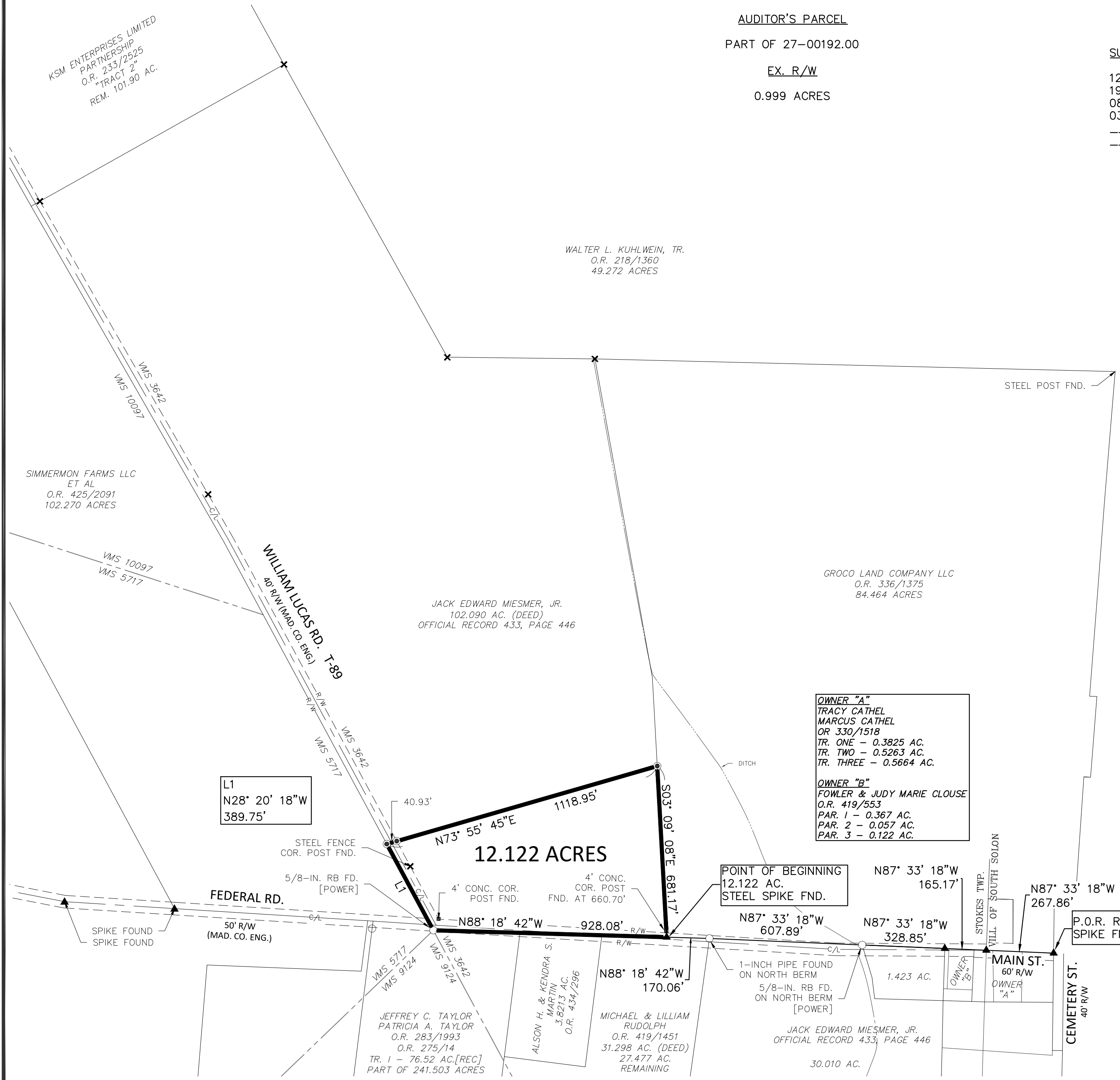
- × STEEL POST FOUND
- ▲ SPIKE FOUND
- REBAR/PIPE FOUND
- SET 5/8-INCH REBAR WITH "POWER 7935" CAP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE FIELD 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.

02/19/2025
MARK D. POWER
PROFESSIONAL SURVEYOR S-7935



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



DESCRIPTION OF 12.122 ACRES OF LAND
NORTHEAST CORNER OF FEDERAL ROAD
AND WILLIAM LUCAS ROAD
STOKES TOWNSHIP, MADISON COUNTY, OHIO

Situate in the State of Ohio, Madison County, Stokes Township, Virginia Military Survey 3642, and being 12.122 acres out of that 102.090 acre tract known as Madison County Auditor's Parcel 27-00192.00 and described in a deed to Jack Edward Miesmer, Jr. in Official Record 433, Page 466, Recorder's Office, Madison County, Ohio. Said 12.122 acres being more particularly described as follows:

Beginning for Reference at a railroad spike found in the center of right of way of Main Street (60 feet wide) at the west right of way line extended of Cemetery Street (40 feet wide) in the Village of South Solon;

Thence North 87°33'18" West, along the north line of the lands described in a deed to Tracy & Marcus Cathel in Official Record 330, Page 1518, 267.86 feet to a railroad spike found in the center of right of way of Main Street at the intersection with the South Solon Corporation line;

Thence North 87°33'18" West, continuing with the north line of Cathel, along the north line of the lands described in a deed to Fowler & Judy Marie Clouse in Official Record 419, Page 553, and along the south line of an 84.464 acre tract described in a deed to Groco Land Company LLC in Official Record 336, Page 1375, a distance of 165.17 feet to a steel spike found;

Thence North 87°33'18" West, along the south line of Groco Land Company LLC, the north line of a 1.423 acre tract described in a deed to Jack Edward Miesmer, Jr. in Official Record 433, Page 466, 328.85 feet to a 5/8-inch rebar found with "Power" cap on the north side of Federal Road;

Thence North 87°33'18" West, along the south line of Groco Land Company LLC, along the north line of 30.010 acre tract described in a deed to Jack Edward Miesmer, Jr. in Official Record 433, Page 466, 607.89 feet to a 1-inch iron pipe found on the north berm of Federal Road;

Thence North 88°18'42" West, along the south line of Groco Land Company LLC, along the north line of a 27.477 acre tract (31.298 acres by deed) described in a deed to Michael & Lillian Rudolph in Official Record 419, Page 1451, 170.06 feet to a steel spike found in the pavement of Federal Road, being the True Point of Beginning;

Thence North 88°18'42" West, continuing with the north line of said 27.477 acre Rudolph tract and along the north line of a 3.8213 acre tract described in a deed to Alson H. & Kendra S. Martin in Official Record 434, Page 296, and along the north line of a 76.52 acre tract described in deeds to Jeffrey C. Taylor & Patricia A. Taylor in Official Record 283, Page 1993 and Official Record 275, Page 14, 928.08 feet to a 5/8-inch rebar found on the south side of Federal Road;

Thence North 28°20'18" West, along the west right of way line of William Lucas Road (40 feet wide) and an east line of a 102.270 acre tract described in a deed to Simmermon Farms LLC, Et al in Official Record 425, Page 2091, 389.75 feet to a to a 5/8-inch rebar set;

Thence North 73°55'45" East, with a new division line through said 102.090 acres, passing a 5/8-inch rebar set in the east right of way of William Lucas Road at 40.93 feet, a total distance of 1118.95 feet to a 5/8-inch rebar set;

Thence South 03°09'08" East, along a west line of an aforementioned 84.464 acre tract described in a deed to Groco Land Company LLC, passing a 4 foot high concrete corner post at 660.70 feet, a total of 681.17 feet to the True Point of Beginning.

Containing 12.122 acres of land.

This description is based on a field survey by Power Geospatial, Ltd. In July 2023 and November 2024. 5/8-inch rebar set are thirty inches long with a plastic cap stamped "Power 7935".

An Ohio State Plane – South Zone bearing of North 87°33'18" West was measured for the center of right of way of Main Street from a railroad spike found in the center of right of way of Main Street (60 feet wide) at the west right of way line extended of Cemetery Street (40 feet wide) to a railroad spike found in the center of right of way of Main Street at the intersection with the South Solon Corporation line.

 2/19/25

Mark D. Power, Professional Surveyor No. 7935
Power Geospatial, Ltd.

