

**OWNERSHIP:**  
 BEING A MINOR SUBDIVISION AUDITOR PARCEL 29-00522.000, PART OF THAT 175 ACRE TRACT DESCRIBED IN A DEED TO MICHAEL S. VALLERY IN O.R. 258, P.G. 2160, AND TO THE MICHAEL & LAURA VALLERY LIVING TRUST IN O.R. 258, P.G. 2160, RECORDER'S OFFICE. AND ALSO BEING A RETRACEMENT OF OF AUDITOR PARCELS 29-00519.000 & 30-00119.000.

**CLIENT:**  
 MICHAEL & LAURA VALLERY

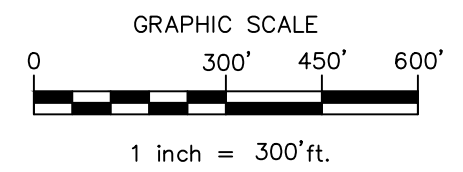
THIS IS TO CERTIFY THAT THIS MAP OR PLAT IS BASED ON A SURVEY PERFORMED UNDER MY SUPERVISION IN NOVEMBER 2025 AND IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR BOUNDARY SURVEYS, CHAPTER 4733-37, O.A.C. AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

*Mark D. Power*  
 JAN. 30, 2026  
 MARK D. POWER  
 PROFESSIONAL SURVEYOR S-7935

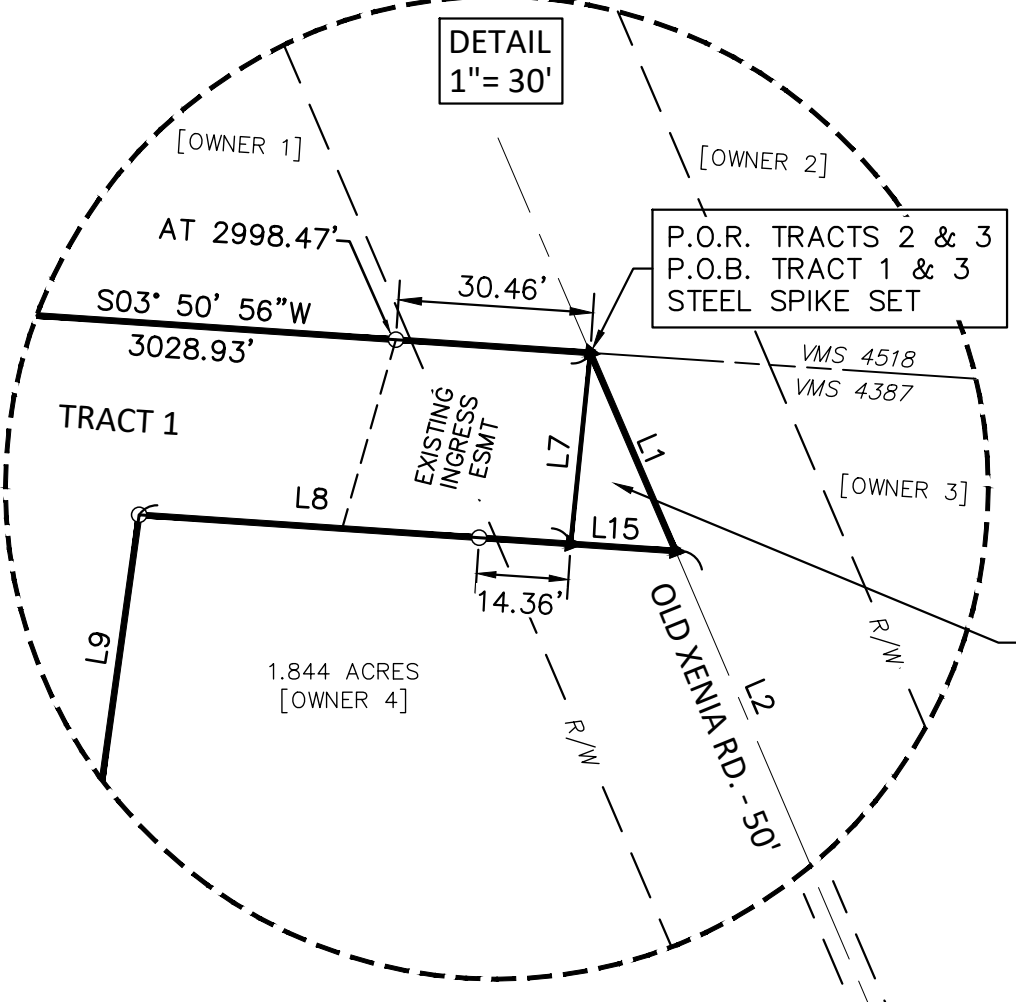
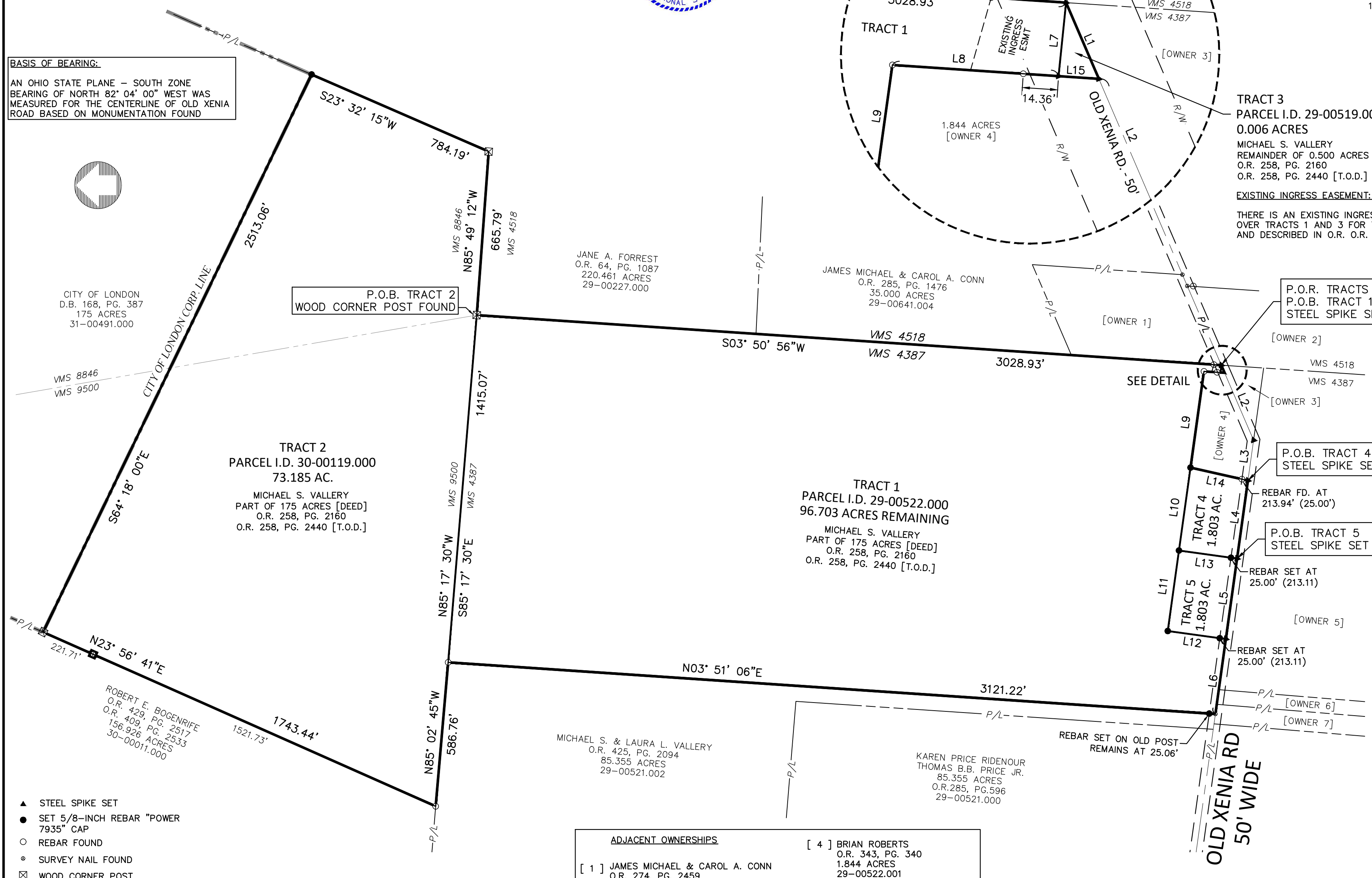


# PLAT OF SURVEY

VIRGINIA MILITARY SURVEYS 4387, 8846, 9500  
 UNION TWP., MADISON CO., OH



**BASIS OF BEARING:**  
 AN OHIO STATE PLANE - SOUTH ZONE BEARING OF NORTH 82° 04' 00" WEST WAS MEASURED FOR THE CENTERLINE OF OLD XENIA ROAD BASED ON MONUMENTATION FOUND



**TRACT 3**  
 PARCEL I.D. 29-00519.000  
 0.006 ACRES  
 MICHAEL S. VALLERY  
 REMAINDER OF 0.500 ACRES [DEED]  
 O.R. 258, PG. 2160  
 O.R. 258, PG. 2440 [T.O.D.]

**EXISTING INGRESS EASEMENT:**  
 THERE IS AN EXISTING INGRESS EASEMENT OVER TRACTS 1 AND 3 FOR THE 1.844 ACRES AND DESCRIBED IN O.R. O.R. 343, PG. 340

P.O.B. TRACTS 2 & 3  
 P.O.B. TRACT 1 & 3  
 STEEL SPIKE SET

P.O.B. TRACT 4  
 STEEL SPIKE SET

P.O.B. TRACT 5  
 STEEL SPIKE SET

LINE TABLE		
L1	S66° 44' 33"W	33.70'
L2	S66° 44' 33"W	297.79'
L3	N82° 04' 00"W	165.55'
L4	N82° 04' 00"W	320.00'
L5	N82° 04' 00"W	330.00'
L6	N82° 04' 00"W	307.28'
L7	N84° 09' 04"W S84° 09' 04"E	30.02'
L8	N03° 50' 56"E	67.59'
L9	N82° 03' 04"W	394.46'
L10	N82° 04' 00"W S82° 04' 00"E	340.00'
L11	N82° 04' 00"W S82° 04' 00"E	330.00'
L12	S07° 53' 50"W N07° 53' 50"E	238.11'
L13	N07° 53' 50"E S07° 53' 50"W	238.11'
L14	S12° 41' 56"W	238.94'
L15	N03° 50' 56"E	16.40'

- ▲ STEEL SPIKE SET
- SET 5/8-INCH REBAR "POWER 7935" CAP
- REBAR FOUND
- SURVEY NAIL FOUND
- ☒ WOOD CORNER POST
- 4" STEEL POST

AREA IN R/W	
TRACT 1 [REMAINDER OF PARCEL I.D. 29-00522.000]	0.196 ACRES
TRACT 2 [PARCEL I.D. 30-00119.000]	0.000 ACRES
TRACT 3 [PARCEL I.D. 29-00519.000]	0.006 ACRES
TRACT 4 [NEW DIVISION TRACT]	0.189 ACRES
TRACT 5 [NEW DIVISION TRACT]	0.184 ACRES

**RECORDS REVIEWED:**  
 RECORDS USED ARE SHOWN.  
OLD XENIA ROAD:  
 THE WIDTH OF OCCUPATION MEASURES 50'

ADJACENT OWNERSHIPS	
[ 1 ] JAMES MICHAEL & CAROL A. CONN O.R. 274, PG. 2459 5.000 ACRES 29-00641.001	[ 4 ] BRIAN ROBERTS O.R. 343, PG. 340 1.844 ACRES 29-00522.001
[ 2 ] MARK EDWARD JOHNS NANCY ANN HORUJKO JOHNS O.R. 417 PG. 2287 O.R. 420, PG. 1170 [T.O.D.] 5.000 ACRES 29-00641.003	[ 5 ] PETER E. & KRISTA M. CALL O.R. 326, PG. 2196 70.001 ACRES 29-00486.000
[ 3 ] PETER CALL O.R. 327, PG. 636 0.500 AC. 29-00520.000	[ 6 ] ROGER E. & PAMELA F. CALL O.R. 348, PG. 2321 162.129 ACRES 29-00071.000
	[ 7 ] JANE A. FORREST O.R. 64, PG. 1087 2.00 ACRES 29-00228.000

**POWER GEOSPATIAL, LTD.**  
 P.O. BOX 581  
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 614-546-8337  
 POWERGEOSPATIAL@GMAIL.COM

DESCRIPTION OF 96.703 ACRES  
NORTH SIDE OF OLD XENIA ROAD  
UNION TOWNSHIP, MADISON COUNTY, OHIO

Situate in the State of Ohio, Madison County, Union Township, Virginia Military Survey 4387 and being part of the 175 acre tract described in a deed to Michael S. Vallery in Official Record 258, Page 2160, and being part of Auditor Parcel 29-00522.000 and more particularly described as follows:

Beginning at a stainless steel spike set in the center of Old Xenia Road at the intersection with the easterly line of Virginia Military Survey 4387;

Thence North  $84^{\circ}09'04''$  West, along the northerly line of the remainder of a 0.500 acre tract described in said deed to Michael S. Vallery in Official Record 258, Page 2160, a distance of 30.02 feet to a steel spike set;

Thence North  $03^{\circ}50'56''$  East, along the east line of a 1.844 acre tract described in a deed to Brian Roberts in Official Record 343, Page 340, passing a 5/8-inch rebar found at 14.36 feet, a distance of 67.59 feet to a 5/8-inch rebar found;

Thence North  $82^{\circ}03'04''$  West, along the northerly line of said 1.844 acres, a distance of 394.46 feet to a rebar set at the northwest corner of said 1.844 acres;

Thence with a new division line through said 175 acre Vallery tract, North  $82^{\circ}04'00''$  West, a distance of 340.00 feet to a rebar set;

Thence with a new division line through said 175 acre Vallery tract, North  $82^{\circ}04'00''$  West, a distance of 330.00 feet to a rebar set;

Thence with a new division line through said 175 acre Vallery tract, South  $07^{\circ}53'50''$  West, passing a rebar set at 213.11 feet, a distance of 238.11 feet to a steel spike set in the center of Old Xena Road;

Thence along the center of Old Xenia Road, North 82°04'00" West, 307.28 feet to a survey nail found;

Thence North 03°51'06" East, along the east line of an 85.355 acre tract described in a deed to Michael S. & Laura L. Vallery in Official Record 425, Page 2094, passing a rebar set at the remains of an old corner post at 25.00 feet, a distance of 3121.22 feet to a 5/8-inch rebar found;

Thence South 85°17'30" East, along the north line of Virginia Military Survey 4387, the south line of Virginia Military Survey 9500, a distance of 1415.07 feet to a wood corner post at the northeast corner of Virginia Military Survey 4387;

Thence South 03°50'56" West, along the east line of Virginia Military Survey 4387, a west line of Virginia Military Survey 4518, the west line of a 220.461 acre tract described in a deed to Jane A. Forrest in Official Record 64, Page 1087, the west line of a 35.000 acre tract described in a deed to James Michael & Carol A. Conn in Official Record 285, Page 1476, and the west line of a 5.000 acre tract described in a deed to James Michael & Carol A. Conn in Official Record 274, Page 2459, a distance of 3028.93 to the True Point of Beginning.

Containing 96.703 acres of land more or less, of which 0.196 acres being in the existing right of way of Old Xenia Road and subject to all easements and restrictions of record.

Rebar set are 5/8-inch rebar, 30 inches long with a plastic cap stamped "POWER 7935" according to a field survey in November 2025 by Power Geospatial, Ltd. under the supervision of Mark D. Power, Professional Surveyor #7935.

A State Plane South Zone [NAD 83-2011] bearing of North 82°04'00" West was measured for the center of Old Xenia Road.

POWER GEOSPATIAL, LTD.

Mark D. Power, Professional Surveyor 7935



DESCRIPTION OF 73.185 ACRES  
NORTH OF OLD XENIA ROAD  
UNION TOWNSHIP, MADISON COUNTY, OHIO

Situate in the State of Ohio, Madison County, Union Township, Virginia Military Survey 8846 and 9500 and being part of the 175 acre tract described in a deed to Michael S. Vallery in Official Record 258, Page 2160, and being all of Auditor Parcel 30-00119.000 and more particularly described as follows:

Beginning for Reference at a stainless steel spike set in the center of Old Xenia Road at the intersection with the easterly line of Virginia Military Survey 4387;

Thence North  $03^{\circ}50'56''$  East, along the east line of Virginia Military Survey 4387, a west line of Virginia Military Survey 4518, the west line of a 5.000 acre tract described in a deed to James Michael & Carol A. Conn in Official Record 274, Page 2459, the west line of a 35.000 acre tract described in a deed to James Michael & Carol A. Conn in Official Record 285, Page 1476, and the west line of a 220.461 acre tract described in a deed to Jane A. Forrest in Official Record 64, Page 1087, passing a 5/8-inch rebar found at 30.46 feet, a distance of 3028.93 to a wood corner post found and the True Point of Beginning;

Thence North  $85^{\circ}17'30''$  West, along the north line of Virginia Military Survey 4387, the south line of Virginia Military Survey 9500, 1415.07 feet to a 5/8-inch rebar found;

Thence North  $85^{\circ}02'45''$  West, along the north line of an 85.355 acre tract described in a deed to Michael S. & Laura L. Vallery in Official Record 425, Page 2094, a distance of 586.76 feet to a 5/8-inch rebar found;

Thence North  $23^{\circ}56'41''$  East, along the easterly line of a 156.926 acre tract described in a deed to Robert E. Bogenrife in Official Record 429, Page 2517, passing a 4-inch steel post found at 1521.73 feet, a distance of 1743.44 feet to a found wood post;

Thence South 64°18'00" East, along the south line of a 175 acre tract described in a deed to the City of London in Deed Book 168, Page 387, being the London Corporation Line, a distance of 2513.06 feet to a rebar set;

Thence South 23°32'15" West, along a west line of said 220.461 acre Jane A. Forrest tract, a distance of 784.19 feet to a wood corner post found;

Thence North 85°49'12" West, along a north line of said 220.461 acre Jane A. Forrest tract, a distance of 665.79 feet to the True Point of Beginning. Containing 73.185 acres of land more or less and subject to all easements and restrictions of record.

About 21.265 acres are in Virginia Military Survey 8846 and about 51.920 acres are in Virginia Military Survey 9500.

Rebar set are 5/8-inch rebar, 30 inches long with a plastic cap stamped "POWER 7935" according to a field survey in November 2025 by Power Geospatial, Ltd. under the supervision of Mark D. Power, Professional Surveyor #7935.

A State Plane South Zone [NAD 83-2011] bearing of North 82°04'00" West was measured for the center of Old Xenia Road.

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DESCRIPTION OF 0.006 ACRES  
NORTH SIDE OF OLD XENIA ROAD  
UNION TOWNSHIP, MADISON COUNTY, OHIO

Situate in the State of Ohio, Madison County, Union Township, Virginia Military Survey 4387 and being part of the 0.500 acre tract described in a deed to Michael S. Vallery in Official Record 258, Page 2160, and being all of Auditor Parcel 29-00519.000 and more particularly described as follows:

Beginning at a stainless steel spike set in the center of Old Xenia Road at the intersection with the easterly line of Virginia Military Survey 4387;

Thence along the center of Old Xenia Road, South 66°44'33" West, 33.70 feet to a steel spike set;

Thence North 03°50'56" East, along the east line of a 1.844 acre tract described in a deed to Brian Roberts in Official Record 343, Page 340, a distance of 16.40 feet to a steel spike set;

Thence South 84°09'04" East, along a south line of a 175 acre tract described in said deed to Michael S. Vallery in Official Record 258, Page 2160, a distance of 30.02 feet to the True Point of Beginning.

Containing 0.006 acres of land more or less and subject to all easements and restrictions of record and being all in the existing right of way of Old Xenia Road.

Rebar set are 5/8-inch rebar, 30 inches long with a plastic cap stamped "POWER 7935" according to a field survey in November 2025 by Power Geospatial, Ltd. under the supervision of Mark D. Power, Professional Surveyor #7935.

A State Plane South Zone [NAD 83-2011] bearing of North 82°04'00" West was measured for the center of Old Xenia Road.

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DESCRIPTION OF 1.803 ACRES  
NORTH SIDE OF OLD XENIA ROAD  
UNION TOWNSHIP, MADISON COUNTY, OHIO

Situate in the State of Ohio, Madison County, Union Township, Virginia Military Survey 4387 and being part of the 175 acre tract described in a deed to Michael S. Vallery in Official Record 258, Page 2160, and all out of Auditor Parcel 29-00522.000 and more particularly described as follows:

Beginning for Reference at a stainless steel spike set in the center of Old Xenia Road at the intersection with the easterly line of Virginia Military Survey 4387,

Thence South  $66^{\circ}44'33''$  West along the center of Old Xenia Road and the south line of a 0.006 acre tract which is the remainder of a 0.500 acre tract described in said deed to Michael S. Vallery in Official Record 258, Page 2160, a distance of 33.70 feet to a steel spike set;

Thence continuing South  $66^{\circ}44'33''$  West along the center of Old Xenia Road, along the south line of a 1.844 acre tract described in a deed to Brian Roberts in Official Record 343, Page 340, a distance of 297.79 feet to a steel spike set;

Thence North  $82^{\circ}04'00''$  West, along the center of Old Xenia Road, along the south line of said 1.844 acre Roberts tract, a distance of 165.55 feet to a steel spike set at the True Point of Beginning;

Thence continuing North  $82^{\circ}04'00''$  West, along the center of Old Xenia Road, a distance of 320.00 feet to a steel spike set;

Thence North  $07^{\circ}53'50''$  East, with a new division line through said 175 acre Vallery tract, passing a rebar set at 25.00 feet, a distance of 238.11 feet to a rebar set;

Thence South 82°04'00" East, with a new division line through said 175 acre Vallery tract, 340.00 feet to a rebar set;

Thence South 12°41'56" West, along the west line of said 1.844 acres, passing a 5/8-inch rebar found at 213.94 feet, a distance of 238.94 feet to the True Point of Beginning.

Containing 1.803 acres of land more or less, of which 0.189 acres being in the existing right of way of Old Xenia Road and subject to all easements and restrictions of record.

Rebar set are 5/8-inch rebar, 30 inches long with a plastic cap stamped "POWER 7935" according to a field survey in November 2025 by Power Geospatial, Ltd. under the supervision of Mark D. Power, Professional Surveyor #7935.

A State Plane South Zone [NAD 83-2011] bearing of North 82°04'00" West was measured for the center of Old Xenia Road.

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DESCRIPTION OF 1.803 ACRES  
NORTH SIDE OF OLD XENIA ROAD  
UNION TOWNSHIP, MADISON COUNTY, OHIO

Situate in the State of Ohio, Madison County, Union Township, Virginia Military Survey 4387 and being part of the 175 acre tract described in a deed to Michael S. Vallery in Official Record 258, Page 2160, and being part of Auditor Parcel 29-00522.000 and more particularly described as follows:

Beginning for Reference at a stainless steel spike set in the center of Old Xenia Road at the intersection with the easterly line of Virginia Military Survey 4387,

Thence South  $66^{\circ}44'33''$  West along the center of Old Xenia Road and the south line of a 0.006 acre tract which is the remainder of a 0.500 acre tract described in said deed to Michael S. Vallery in Official Record 258, Page 2160, a distance of 33.70 feet to a steel spike set;

Thence continuing South  $66^{\circ}44'33''$  West along the center of Old Xenia Road, along the south line of a 1.844 acre tract described in a deed to Brian Roberts in Official Record 343, Page 340, a distance of 297.79 feet to a steel spike set;

Thence North  $82^{\circ}04'00''$  West, along the center of Old Xenia Road, along the south line of said 1.844 acre Roberts tract, a distance of 165.55 feet to a steel spike set;

Thence continuing North  $82^{\circ}04'00''$  West, along the center of Old Xenia Road, along the south line of said 175 acre Vallery tract, a distance of 320.00 feet to a steel spike set and the True Point of Beginning;

Thence continuing North  $82^{\circ}04'00''$  West, along the center of Old Xenia Road, along the south line of said 175 acre Vallery tract, a distance of 330.00 feet to a steel spike set;

Thence North 07°53'50" East, with a new division line through said 175 acre Vallery tract, passing a rebar set at 25.00 feet, a distance of 238.11 feet to a rebar set;

Thence South 82°04'00" East, with a new division line through said 175 acre Vallery tract, 330.00 feet to a rebar set;

Thence South 07°53'50" West, with a new division line through said 175 acre Vallery tract, 238.11 feet to the True Point of Beginning.

Containing 1.803 acres of land more or less, of which 0.184 acres being in the existing right of way of Old Xenia Road and subject to all easements and restrictions of record.

Rebar set are 5/8-inch rebar, 30 inches long with a plastic cap stamped "POWER 7935" according to a field survey in November 2025 by Power Geospatial, Ltd. under the supervision of Mark D. Power, Professional Surveyor #7935.

A State Plane South Zone [NAD 83-2011] bearing of North 82°04'00" West was measured for the center of Old Xenia Road.

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