

A SURVEY

for a
1.995 Acre LOT SPLIT

for
Jonas N. & Elma J. Troyer, Trustees
for
The Troyer Family Trust

In Virginia Military Surveys 10469
Canaan Township, Madison County, Ohio

LOCATION: On the west side of Lafayette-Plain City Road (County Road 5), 2600 feet north of the intersection of Kaufman Road (Township Road 153) and Lafayette-Plain City Road, in Virginia Military Survey 10469, Canaan Township, Madison County, Ohio.

PRIOR DEED REFERENCES and OWNERSHIP:

OWNER: Jonas N. and Elma J. Troyer, Trustees under *The Troyer Family Trust*, Official Records 245, Page 386.

	Auditor's Parcel	AREA	Deed	Description
ORIGINAL TRACT	#01-00437.000	72.33 acres	O.R.245, Pg.386	VMS 10469
NEW LOT		1.995 acres		
REMAINDER		70.34 acres		

BASIS OF BEARING: N38°43'38"E as measured along the Centerline of Lafayette-Plain City Road (County Road 5) between a railroad spike found at the intersection of Kaufman Road (Twp. Rd. 153) and a MAGNail found at the southeast corner of the property owned by Howard E. & Tracey L. Troyer (Deed Book 292, Page 783). The bearing was established using GPS survey data corrected using the National Geodetic Survey, Online Positioning User Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

NOTES:

1. Drainage Easement established in O.R. 161, Page 1634 and shown on Survey 44-03
2. Drainage Easement established in O.R. 320, Page 578 and shown on Plat 50-16.
3. The Point of Beginning is located S33°01'20"W, 3643.22 feet, from *Madison County Benchmark 02-003*.

DEED REFERENCES

ID No.	Name	Deed Reference	Parcel	Survey
1	Howard E. & Tracey L. Troyer	D.B. 292, Page 783	01-00437.001	26-90, 120-92
2	Jonas N. & Elma J. Troyer, Trustees, The Troyer Family Trust	O.R. 245, Page 386	01-00437.000	
3	Norman M. & M. Renee Troyer	O.R. 320, Page 578	01-00437.003	50-16
4	Travis & Martha Engel	O.R. 161, Page 1634	01-00437.002	44-03

LEGEND

- Monument found
- Monument set

Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled *ELLIOTT PS7759*.



CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in June of 2016.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

12/20/2016

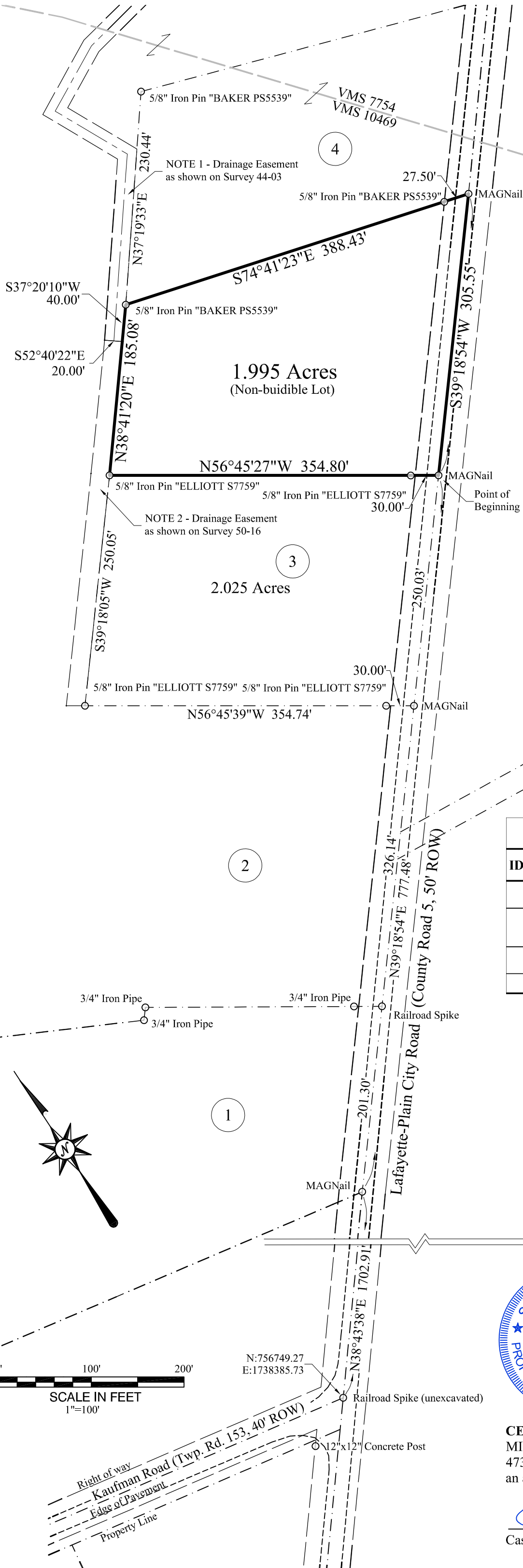


EXHIBIT A

DESCRIPTION of a 1.995 Acre Lot Split On Lafayette-Plain City Road

In the Name of

**Jonas N. & Elma J. Troyer, Trustees for
The Troyer Family Trust**

in Virginia Military Survey 10469

Canaan Township, Madison County, Ohio

This description is for 1.995 Acre Lot Split from a 72.33 acre property (by deed, less 2.025 acres split in O.R. 320, Page 578) in the name of Jonas N. & Elma J. Troyer, Trustees, for *The Troyer Family Trust* (Official Records 245, Page 386, Auditor's Parcel Number 01-00437.000), located about 2600 feet north of the intersection of Kaufman Road (Township Road 153, 40 feet Right-of-way) and Lafayette-Plain City Road (County Road 5, 50 foot R.O.W.), in Virginia Military Survey 10469, Canaan Township, Madison County, Ohio and is further described as follows:

Commencing at a Railroad Spike at the intersection of said Kaufman Road and said Lafayette-Plain City Road, Thence N38°43'38"E, 1702.91 feet, along the centerline of said Lafayette-Plain City Road, to a MAGNail™ found at the southeast corner of a property in the name of Howard E. and Tracey L Troyer (Deed Book 292, Page 783),

Thence N39°18'54"E, 777.48 feet, passing a Railroad Spike found at 201.30 feet at the northeast corner of the said Howard E. Troyer property, a MAGNail™ found at 527.44 and continuing along the southeast line of a property in the name of Norman M. and M. Renee Troyer (O.R. 320, Page 579), to a MAGNail™ found at the TRUE POINT OF BEGINNING;

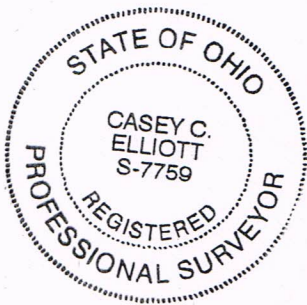
Thence N56°45'27"W, 354.80 feet, along the northeast line of the said Norman Troyer property, passing a 5/8" iron pin found with an identification cap engraved *ELLIOTT S7759* at 30.00 feet, to a second 5/8" iron pin with a similar cap;


Thence N38°41'20"E, 185.08 feet, across the said Jonas Troyer property to a 5/8" iron pin with an ID cap engraved *BAKER PS5539*;

Thence S74°41'23"E, 388.43 feet, along the south line of a property in the name of Travis and Martha Engel (O.R. 161, Page 1634), passing a 5/8" iron pin with an ID cap engraved *Baker PS5539* in the west R.O.W. of said Lafayette-Plain City Road at 360.93 feet, to a MAGNail™ found at the centerline of the said Road;

Thence S39°18'54"W, 305.55 feet, along the centerline of said Lafayette-Plain City Road, to the TRUE POINT OF BEGINNING.

Said Lot Split contains 1.995 acres in V.M.S. 10469 and is subject to all easements and Rights-of-way of record. The **BASIS OF BEARINGS** is N38°43'38"E as measured along the Centerline of Lafayette-Plain City Road (County Road 5) between a railroad spike found at the intersection of Kaufman Road (Twp. Rd. 153) and a MAGNail found at the southeast corner of the property owned by Howard E. & Tracey L. Troyer (Deed Book 292, Page 783) established by a G.P.S. survey corrected using the National Geodetic Service, National Spatial Reference System to State Plane Coordinate System 3402 OHIO SOUTH (NAD83(2011)). No monuments were set. This description is based on a survey performed in June of 2016 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code and is not valid unless signed by the surveyor.




Casey C. Elliott, PS 7759, State of Ohio

12/20/2016