

A SURVEY

for a
0.570 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), 2200 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	70.329 acres	O.R.245, Pg.386	VMS 10469
NEW LOT		0.570 acres		
REMAINDER		69.759 acres		

BASIS OF BEARING: N38°43'38"E as measured along the Centerline of Lafayette-Plain City Road (County Road 5) between the railroad spike found at the intersection of Kaufman Road (Twp. Rd. 153) and a MAGNail found at the southeast corner of the Howard E. & Tracey L. Troyer property. The bearing was established using GPS survey data adjusted 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

LEGEND

Road Centerline	U.S. 42
Property Line (offsite)	-----
Property Line	_____
Right of Way	R/W
Easement	Easement
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

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

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

12/08/2017

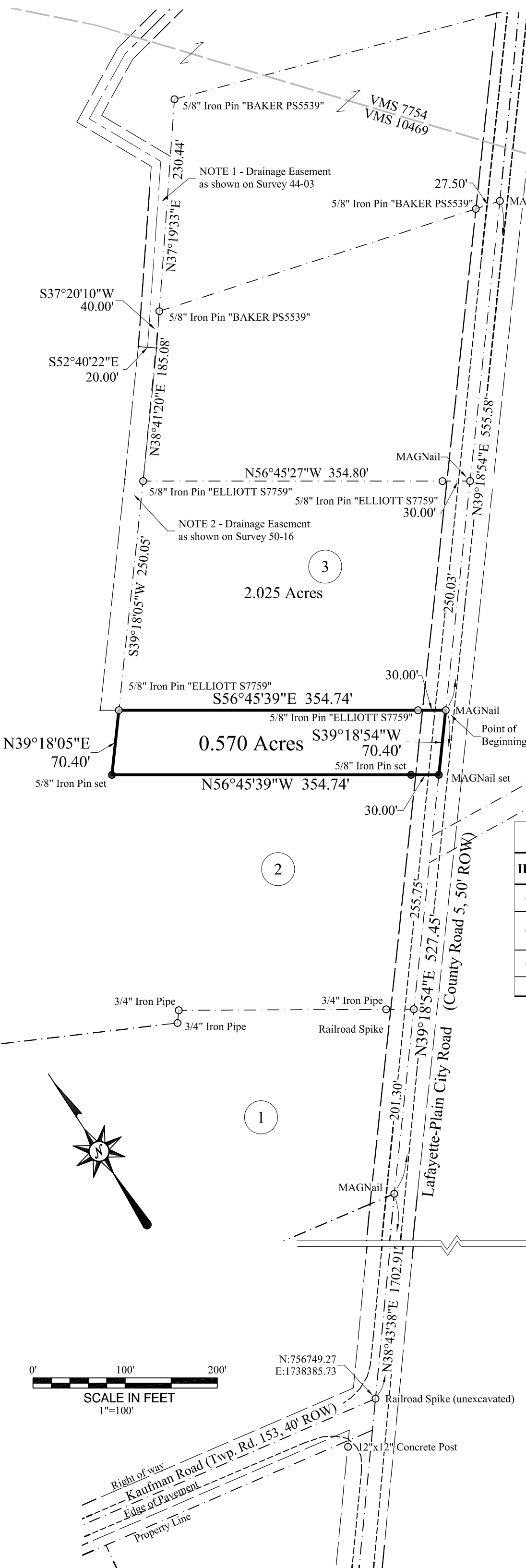


EXHIBIT A

DESCRIPTION of a 0.570 Acre Lot Split On Lafayette-Plain City Road

In the Name of

Jonas N. & Elma J. Troyer, Trustees of

The Troyer Family Trust

in Virginia Military Survey 10469

Canaan Township, Madison County, Ohio

This description is for 0.570 Acre Lot Split from a 70.329 acre property (by deed) 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 2200 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, 527.45 feet, along the centerline of the said Lafayette-Plain City Road, passing a Railroad Spike found at 201.30 feet at the northeast corner of the said Howard E. Troyer property, and continuing along the southeast line of the said Jonas N. Troyer property, to a MAGNail™ at the southeast corner of a property in the name of Norman M. & M. Renee Troyer (O.R. 320, Page 578) at the TRUE POINT OF BEGINNING;

Thence S39°18'54"W, 70.40 feet, back along the centerline of said Lafayette-Plain City Road, to a MAGNail™ set;

Thence N56°45'39"W, 354.74 feet, passing the R/W of said Lafayette-Plain City Road at 25.00 feet, and an Iron Pin set at 30.00 feet, to an Iron Pin set;

Thence N39°18'05"E, 70.40 feet, to a an Iron Pin found with an ID cap engraved *ELLIOTT S7759* at the southwest corner of the said Norman Troyer property;

Thence S56°45'39"E, 354.74 feet, along the south line of the said Norman Troyer property, passing an Iron Pin found with an ID cap engraved *ELLIOTT S7759* at 324.74 feet and the west R/W of said Lafayette-Plain City Road at 328.74 feet, to the TRUE POINT OF BEGINNING.

Said Lot Split contains 0.570 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 the railroad spike found at the intersection of said Kaufman Road (Twp. Rd. 153) and a MAGNail found at the southeast corner of the said Howard E. & Tracey L. Troyer property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise noted. This description is based on a survey performed in December 2017 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.



 12/08/2017
Casey C. Elliott, PS 7759, State of Ohio