

PLAT OF SURVEY

VMS 6391 & 6049
 RANGE TOWNSHIP
 MADISON COUNTY, OHIO
 PART OF LOT 7 OF THE "TOWN OF DANVILLE"
 PLAT BOOK 1, PAGE 43-44

- HIGHWAY MONUMENT BOX
- REBAR OR PIPE FOUND AND DESCRIBED
- ⊗ MAGNETIC SURVEY NAIL FOUND
- SET 5/8-INCH REBAR WITH "POWER 7935" CAP
- ▲ SET STEEL SPIKE
- ✕ MAGNETIC PULL UNDER PAVEMENT

BASIS OF BEARINGS:

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

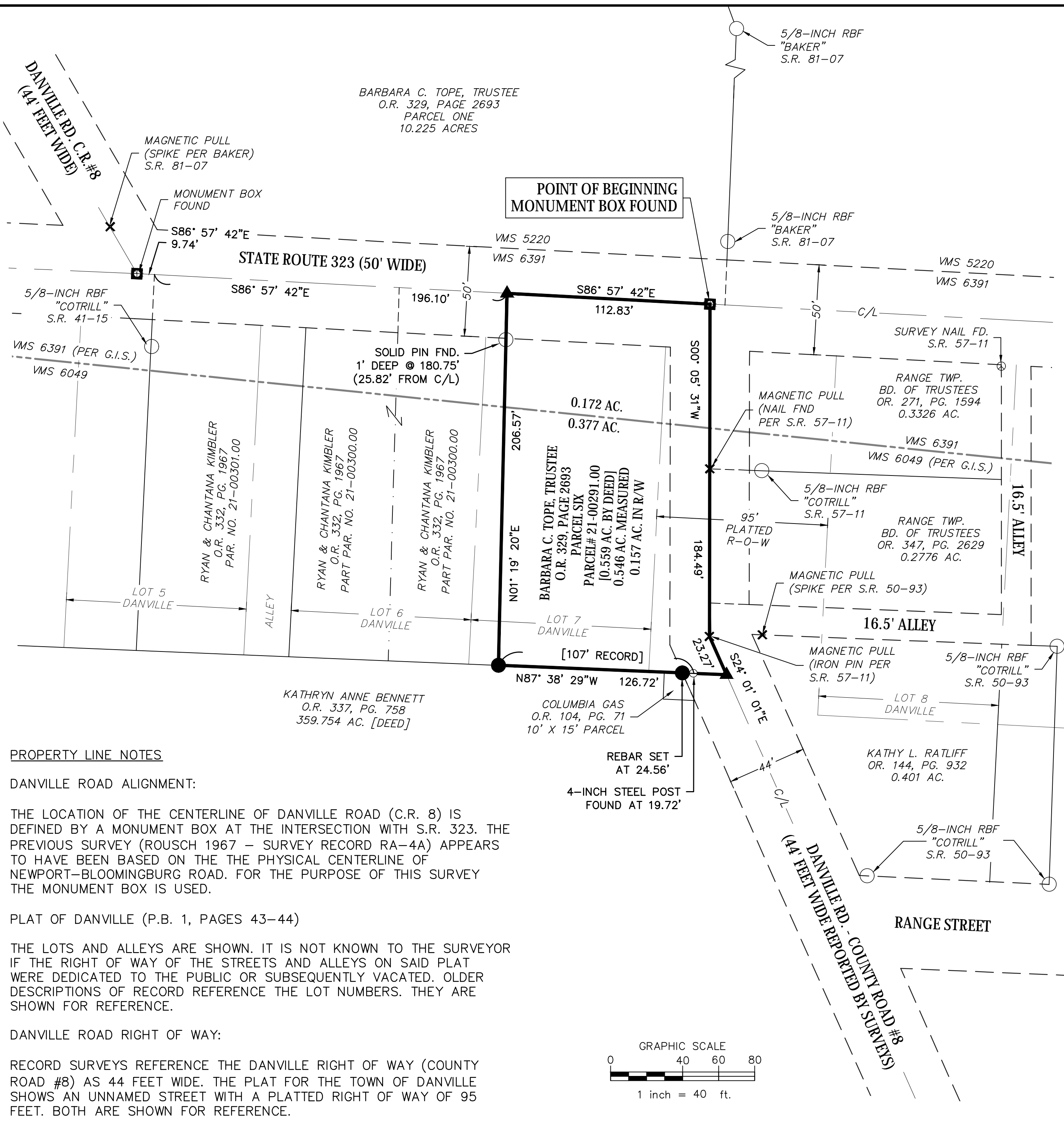
ACCORDING TO THE OHIO DEPARTMENT OF
 TRANSPORTATION'S VIRTUAL REFERENCE GPS SYSTEM A
 BEARING OF S86°57'42"E WAS MEASURED FOR THE
 CENTERLINE OF STATE ROUTE 323 BETWEEN MONUMENT
 BOXES SHOWN.

OWNERSHIP:

BEING A RETRACEMENT SURVEY OF PARCEL SIX CONVEYED
 TO BARBARA C. TOPE, TRUSTEE IN O.R. 329, PAGE 2693,
 RECORDER'S OFFICE, AND BEING ALL OF AUDITOR'S PARCEL
 21-00291.00.

CERTIFICATION:

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.



PROPERTY LINE NOTES

DANVILLE ROAD ALIGNMENT:

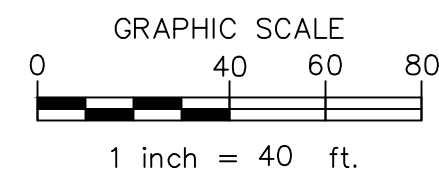
THE LOCATION OF THE CENTERLINE OF DANVILLE ROAD (C.R. 8) IS
 DEFINED BY A MONUMENT BOX AT THE INTERSECTION WITH S.R. 323. THE
 PREVIOUS SURVEY (ROUSCH 1967 - SURVEY RECORD RA-4A) APPEARS
 TO HAVE BEEN BASED ON THE THE PHYSICAL CENTERLINE OF
 NEWPORT-BLOOMINGBURG ROAD. FOR THE PURPOSE OF THIS SURVEY
 THE MONUMENT BOX IS USED.

PLAT OF DANVILLE (P.B. 1, PAGES 43-44)

THE LOTS AND ALLEYS ARE SHOWN. IT IS NOT KNOWN TO THE SURVEYOR
 IF THE RIGHT OF WAY OF THE STREETS AND ALLEYS ON SAID PLAT
 WERE DEDICATED TO THE PUBLIC OR SUBSEQUENTLY VACATED. OLDER
 DESCRIPTIONS OF RECORD REFERENCE THE LOT NUMBERS. THEY ARE
 SHOWN FOR REFERENCE.

DANVILLE ROAD RIGHT OF WAY:

RECORD SURVEYS REFERENCE THE DANVILLE RIGHT OF WAY (COUNTY
 ROAD #8) AS 44 FEET WIDE. THE PLAT FOR THE TOWN OF DANVILLE
 SHOWS AN UNNAMED STREET WITH A PLATTED RIGHT OF WAY OF 95
 FEET. BOTH ARE SHOWN FOR REFERENCE.



Mark D. Power
 08/18/2021
 MARK D. POWER
 PROFESSIONAL SURVEYOR S-7935



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

DESCRIPTION OF 0.546 ACRES OF LAND
VMS 6049 & 6391
RANGE TOWNSHIP, MADISON COUNTY, OHIO

Situate in VMS 6049 & 6391, Range Township, Madison County, Ohio and being 0.546 acres of land, that tract described as Parcel Six in deed to Barbara C. Tope, Trustee in Official Record 329, Page 2693 (Auditor's Parcel 21-00291.000), being part of Lot 7 of the "Town of Danville" plat of record in Plat Book 1, Pages 43-44, said 0.546 acres more particularly described as follows:

Beginning for at a steel monument box found at the centerline intersection of Danville Road (County Road #8) and State Route 323;

Thence South $00^{\circ}05'31''$ West, along the centerline tangent of Danville Road, 184.49 feet to the magnetic location of an iron pipe shown on Madison County Engineer's Survey Record 57-11 as being 2 feet below the pavement, said iron pipe being at the intersection of the tangents of Danville Road;

Thence South $24^{\circ}01'01''$ East, along the centerline tangent of Danville Road, 23.27 feet to a steel spike set;

Thence North $87^{\circ}38'29''$ West, along the north line of a 359.754-acre tract conveyed to Kathryn Anne Bennett in Official Record 337, Page 758, passing a 4" diameter steel post at 19.72 feet, passing a rebar set at 24.56 feet, a total distance of 126.72 feet to a rebar set;

Thence North $01^{\circ}19'20''$ East, along the east line of a tract conveyed to Ryan and Chantana Kimbler in Official Record 332, Page 1967, passing a solid iron pin found 1 foot deep at 180.75 feet, a total distance of 206.57 feet to a steel spike set in the centerline of State Route 323;

Thence South $86^{\circ}57'42''$ East, along the centerline of State Route 323, 112.83 feet to the True Point of Beginning.


Containing 0.546 acres of land, of which 0.157 acres are within the existing rights of way of State Route 323 (50' wide) and Danville Road - County Road #8 (44' wide).

All 5/8-inch rebar set are capped with an orange "POWER 7935" cap.

For the purpose of this description, an Ohio State Plane - South Zone (NAD83-2011) bearing of South $86^{\circ}57'42''$ East was measured along the centerline of State Route 323 between monument boxes found at the intersections of Danville Road and State Route 323.

This description on based on a field survey by Power Geospatial, Ltd. in August 2021.

Power Geospatial, Ltd.

 8/18/2021

Mark D. Power - Professional Surveyor No. 7935

