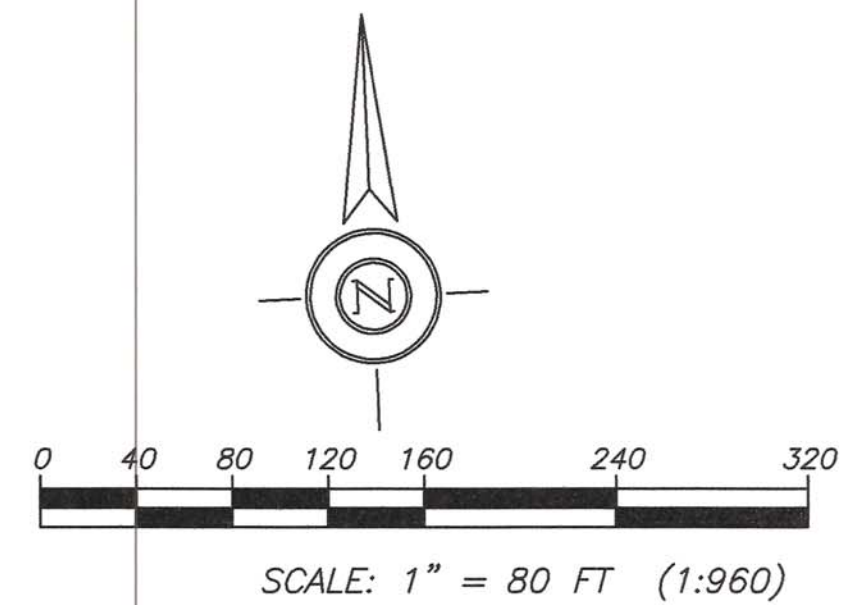


- LEGEND**
- 5/8" DIA. RE-BAR W/PLASTIC CAP (SET) STAMPED "MARK T. SCHOLL P.S. 6599", AT GRADE.
 - ▲ "MAG NAIL" (SET) AT GRADE
 - ∅ 7/8" O.D. IRON PIPE (FD), AS NOTED ON DRAWING
 - ∅ 1/2" DIA. IRON BAR (FD), 0.2' BEL. GRADE.
 - 1-1/2" O.D. PINCHED IRON PIPE (FD), AS NOTED ON DRAWING.
 - ⊙ 6" DIA. CONC. O.D.O.T. R/W MON. (FD), AS NOTED ON DRAWING.
 - ⊗ MADISON COUNTY G.P.S. MON. (FD), 02-011, AT GRADE.
 - ××× INDICATES EXISTING FENCE LINES.

- NOTES:**
1. BASIS OF BEARINGS IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, OHIO, SOUTH ZONE PER O.D.O.T./C.O.R.S. 2011.
 2. BRACKETS "[]" INDICATE DEED OR PLAT CALL.
 3. OCCUPATIONAL EVIDENCE, IF ANY, IS SHOWN ON THE SURVEY DRAWING ALONG PERTINENT PROPERTY LINES.
 4. CENTERLINES AND RIGHT-OF-WAY LINES ARE BASED ON O.D.O.T. RIGHT-OF-WAY PLANS AND RIGHT-OF-WAY MONUMENTS PER S.H. 194 SEC. E & F DATED 1932.



PLAT OF SURVEY
 FOR LANDS OF
REDEEMER FREE WILL BAPTIST CHURCH
 PART OF V.M.S. NO. 6288
 170 STATE ROUTE 56
 SOMERFORD TOWNSHIP ~ MADISON COUNTY, OHIO
 SEPTEMBER 21, 2022

MARK T. SCHOLL
No. 6599
PROFESSIONAL SURVEYOR

MARK T. SCHOLL P.S. 6599

SCHOLL SURVEYING LLC
1533 MOOREFIELD ROAD
SPRINGFIELD, OHIO 45503
(937) 390-3629 ~ SCHOLLSURVEYING@YAHOO.COM

DWG. BY: RCS	ACAD FILE: 4176.DWG	FB/PG: _____
	PLOT FILE: SCHOLL-STD	PROJECT: JOB 4176

4176
Redeemer Free Will Baptist Church
4.889 Acres (Parcel 24-00833.002)
Part of V.M.S. No. 6288
September 21, 2022

SCHOLL
SURVEYING, LLC
1533 Moorefield Road
Springfield OH 45503
937.390.3629

Situate in the State of Ohio, County of Madison, Township of Somerford, and being part of V.M.S. No. 6288, and being described as follows:

Commence at a ½" diameter iron bar (found) at the intersection of the centerline of Old U.S. Route 40 (80 feet right-of-way) with the centerline of State Route 56 (S.H. 194 Sec. E & F) (right-of-way varies), thence with the centerline of said State Route 56, N 02°43'56" W, 446.96 feet to a mag nail (set), thence continuing with the centerline of said State Route 56 and along a curve to the left having an arc length of 184.94 feet, a radius of 286.50 feet, a chord bearing and distance of N 21°15'02" W, 181.74 feet and a delta of 36°59'04" to a mag nail (set), thence continuing with the centerline of said State Route 56, N 39°41'56" W, 110.99 feet to a mag nail (set), the TRUE POINT OF BEGINNING HEREIN;

thence, with the north line of a 0.25 acre tract described in deed to Caleb C. Burton recorded O.R. 366, Page 2642 of the Official Records of Madison County, Ohio, S 58°28'05" W, 152.94 feet to a 7/8" o.d. iron pipe (found), passing on line a 5/8" re-bar with plastic cap (set) at 21.25 feet;

thence, with the west line of said 0.25 acre tract and also with the west line of a 0.25 acre tract described in deed to Caleb C. Burton and Jody M. Davis recorded O.R. 357, Page 2032 of the Official Records of Madison County, Ohio, S 38°43'45" E, 167.21 feet to a 5/8" re-bar with plastic cap (set);

thence, with part of the north line of a 0.5105 acre tract described in deed to Ernest F. Ward and Brenda K. Ward recorded O.R. 310, Page 1080 of the Official Records of Madison County, Ohio, and with the north line of a 0.609 acre tract described in deed to Creative Flooring Property, LLC recorded O.R. 362, Page 610, Tract I of the Official Records of Madison County, Ohio, S 58°28'05" W, 353.00 feet to a 1-1/2" pinched iron pipe (found), passing on line a 7/8" o.d. iron pipe (found) at 9.73 feet;

thence, with the north line of a 0.33 acre tract described in deed to Robin R. Hall, et al (1/3 Interest) recorded O.R. 303, Page 2695, Tract II, and with the north line of a 0.116 acre tract described in deed to Robin R. Hall, et al (1/3 Interest) recorded O.R. 303, Page 2695, Tract IV, and with the north line of a 0.548 acre tract described in deed to Richelle K. Kelly recorded D.B. 276, Page 287 of the Deed Records of Madison County, Ohio, S 76°04'27" W, 210.68 feet to a 1-1/2" o.d. pinched iron pipe (found);

thence, N 13°52'45" W, 353.00 feet to a 5/8" re-bar with plastic cap (set);

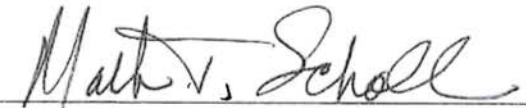
thence, N 62°04'58" E, 551.23 feet to a mag nail (set) in the centerline of said State Route 56, passing on line a 5/8" re-bar with plastic cap (set) at 529.45 feet;

thence, with the centerline of said State Route 56, S 39°41'56" E, 201.50 feet to the point of beginning and containing 4.889 acres, subject however, to all rights-of-way, easements, and restrictions of record, and being more specifically subject to the right-of-way of said State Route 56 being 30 feet off the east side of the above described premises and containing an area of 0.139 acres.

Being part of the premises described in deed to Redeemer Free Will Baptist Church (Parcel 24-00833.002) recorded O.R. 335, Page 2360 of the Official Records of Madison County, Ohio.

The above description is based on an actual field survey dated September 21, 2022 by Mark T. Scholl, Professional Surveyor 6599. Basis of bearings is Grid North, State Plane Coordinate System, Ohio, South Zone per O.D.O.T./C.O.R.S. 2011.




Mark T. Scholl, P.S. 6599