

GRAPHIC SCALE (IN FEET)

Darby Fields Section 3
P.B. B, PG. 410

Lot 85
Reserve "N"
Darby Fields Section 7
P.B. B, PG. 432

Lot 86
5/8" IPF
(Bent)

Lot 87
1012.09'

Lot 88

Lot 89

Lot 90

Lot 91
3/4" IPF
"EMHT"

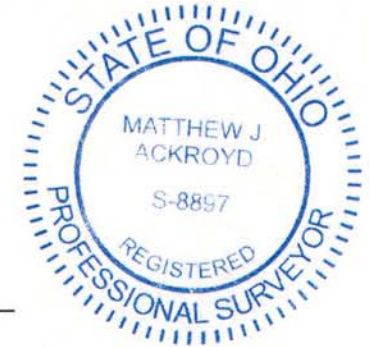
Darby Fields Section 2
P.B. B, PG. 398

I hereby certify that this drawing represents a true complete survey made by me or under my supervision and meets the latest provision of Ohio Administrative Code Chapter 4733-37 - Minimum Standards for Boundary Surveys in the State of Ohio. All dimensions are in feet and decimal parts thereof.

Field work completed in November, 2024

Matthew J. Ackroyd 1/28/25

Matthew J. Ackroyd, Ohio P.S. No. 8897 Date
matt.ackroyd@cesoinc.com



Philip Jay Gingerich &
Ruth Ann Gingerich
PID: 02-00088.000
O.R. 76, PG. 1113
O.R. 306, PG. 2185
O.R. 422, PG. 1944
76.14 Acres (Original)

59.600 Acres

Joann Lewis
PID: 02-00157.000
O.R. 279, PG. 1718
81.14 Acres

SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Monument Found as Described
- - Concrete Post Found
- ⊗ - Railroad Spike Found
- ⊖ - Mag Nail Found
- - Mag Nail Set
- ⊠ - County Monument Box 05-027 Found

Line #	Direction	Length
L1	N05° 34' 58"E	160.03'
L2	N82° 59' 23"W	84.00'
L3	S05° 34' 58"W	160.03'
L4	N82° 59' 13"W	34.48'
L5	N63° 20' 33"E	3652.06'

BASIS OF BEARINGS:
The bearings shown hereon are based on a bearing of South 74°16'25" West, for a portion of the centerline of Converse Huff Road, as established by GPS observation, based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).

Plat of Survey
State of Ohio, County of Madison, Township of Darby
Virginia Military Survey No. 5125 & 8305

Revisions / Submissions		
ID	Description	Date

Project Number: 765672
Scale: 1"=100'
Drawn By: APC
Checked By: ALB
Date: 1/28/2025
Issue: N/A

Drawing Title:
**59.600 Acres
2.958 Acres**

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LEGAL DESCRIPTION

2.958 Acres

Situated in the State of Ohio, County of Madison, Township of Darby, Virginia Military Survey Number 8305, and being 2.958 acres all out of that original 76.14 acre tract of land as conveyed to Philip Jay Gingerich and Ruth Ann Gingerich, of record in Official Record 76, Page 1113, Official Record 306, Page 2185, and Official Record 422, Page 1944, PID: 02-00088.000, all deed references are on record at the Recorder's Office of Madison County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at a 5/8" iron pin found at the southwesterly corner of Reserve "M" of that plat entitled "Darby Fields Section 6", of record in Plat Book B, Page 425, being the northwesterly corner of a 1.979 acre tract of land also known as Lot 1 of that plat entitled "Holmes Subdivision Phase 1", of record in Plat Cabinet 1, Slide 641, as conveyed to Janell Riesen and Aaron Riesen, of record in Official Record 409, Page 2602;

Thence South 11°22'16" East, with the westerly line of Lot 1 of said "Holmes Subdivision Phase 1", a distance of 24.81 feet to an iron pin set at the northeasterly corner of a 2.596 acre tract of land as conveyed to Vernon A. Yoder and Ronald Stutzman Trustees for Haven Fellowship Church, of record in Official Record 40, Page 209;

Thence with the perimeter of said 2.596 acre tract of land the following courses:

South 78°36'19" West, a distance of 280.00 feet to a 3/4" iron pin found with a cap inscribed "Baker" at the northwesterly corner thereof;

South 11°24'54" East, passing a 1/2" iron pin found at a distance of 370.09 feet, passing a 1/2" iron pin found at a distance of 386.37 feet, for a total distance of 414.64 feet to a mag nail set in the centerline of Converse Huff Road (50' R/W) and being a point in the northerly line of a 2.1063 acre tract of land as conveyed to Eric J. Gingerich, of record in Official Record 428, Page 2531;

Thence with the centerline of said Converse Huff Road (50' R/W) the following courses:

South 74°16'25" West, partially with the northerly line of said 2.1063 acre tract, and with the northerly line of a 3.7259 acre tract of land as conveyed to Joseph L. Gingerich, of record in Official Record 428, Page 2529, passing a mag nail found at a distance of 120.33 feet, for a total distance of 355.32 feet to a mag nail found;

South 74°33'58" West, with the northerly line of a 20.0010 acre tract of land as conveyed to Michael D. Lane, Trustee of the Michael D. Lane Trust, of record in Official Record 400, Page 71, and partially with the northerly line of a 114.36 acre tract of land as conveyed to Burl J. Mayer, Trustee of the Burl J. Mayer Trust, of record in Official Record 72, Page 1080, passing a mag nail found at a distance of 59.99 feet, for a total distance of 168.08 feet to a mag nail set and being the **TRUE POINT OF BEGINNING** (Easting: 1754322.889, Northing: 761435.644);

South 74°33'58" West, continuing with the northerly line of said 114.36 acre tract, a distance of 45.28 feet to a railroad spike found at an angle point thereof;

North 82°59'13" West, continuing with the northerly line of said 114.36 acre tract, a distance of 227.09 feet to a railroad spike found at the southeasterly corner of a 1/2 acre tract of land as conveyed to Mary ADA Gingerich, of record in Official Record 76, Page 1113, Official Record 418, Page 1162, Official Record 414, Page 2072, and Official Record 418, Page 2479;

Thence with the perimeter of said 0.50 acre tract of land the following courses:

North 5°34'58" East, passing a 3/4" iron pin found with a cap inscribed "Priday" at a distance of 30.09 feet, for a total distance of 160.03 feet to an iron pin set at a corner thereof, referenced by an 3/4" iron pin found with a cap inscribed "Priday" on line at a distance of 29.63 feet;

North 82°59'23" West, a distance of 84.00 feet to an iron pin set at a corner thereof;

South 5°34'58" West, passing an iron pin set in the northerly right of way line of said Converse Huff Road at a distance of 135.02 feet, for a total distance of 160.03 feet to a mag nail set in the centerline of said Converse Huff Road (50' R/W) and being a point in the northerly line of a 1.141 acre tract of land as conveyed to Roger Dean Weeks & Ann Mayer Weeks, of record in Official Record 4, Page 1113;

Thence North 82°59'13" West, with the centerline of said Converse Huff Road, a distance of 34.48 feet to a mag nail set;

Thence through said original 76.14 acre tract the following courses:

North 2°45'47" East, passing a iron pin set in the northerly right of way line of Converse Huff Road at a distance of 25.07 feet, for a total distance of 356.23 feet to an iron pin set;

South 89°00'04" East, a distance of 333.85 feet to an iron pin set;

South 20°48'21" East, a distance of 135.86 feet to an iron pin set;

South 2°51'06" West, passing an iron pin set in the northerly right of way line of Converse Huff Road at a distance of 227.11 feet, for a total distance of 253.44 feet to the **TRUE POINT OF BEGINNING** and containing **2.958 acres** of land, more or less;

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.


All iron pins set are 5/8" x 30" rebar with CESO, Inc cap;

Based on an actual field survey performed in November, 2024.

The bearings shown hereon are based on a bearing of South 74°16'25" West, for a portion of the centerline of Converse Huff Road, as established by GPS observation, based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).

CESO, Inc.




Matthew J. Ackroyd, PS
Registered Surveyor No. 8897

LEGAL DESCRIPTION

59.600 Acres

Situated in the State of Ohio, County of Madison, Township of Darby, Virginia Military Survey Numbers 5125 and 8305, and being 59.600 acres all out of that original 76.14 acre tract of land as conveyed to Philip Jay Gingerich and Ruth Ann Gingerich, of record in Official Record 76, Page 1113, Official Record 306, Page 2185, and Official Record 422, Page 1944, PID: 02-00088.000, all deed references are on record at the Recorder's Office of Madison County, Ohio, and being more particularly described as follows:

BEGINNING (Northing: 762062.741, Easting: 1755014.359) at a 5/8" iron pin found at the southwesterly corner of Reserve "M" of that plat entitled "Darby Fields Section 6", of record in Plat Book B, Page 425, being the northwesterly corner of a 1.979 acre tract of land also known as Lot 1 of that plat entitled "Holmes Subdivision Phase 1", of record in Plat Cabinet 1, Slide 641, as conveyed to Janell Riesen and Aaron Riesen, of record in Official Record 409, Page 2602;

Thence South 11°22'16" East, with the westerly line of Lot 1 of said "Holmes Subdivision Phase 1", a distance of 24.81 feet to an iron pin set at the northeasterly corner of a 2.596 acre tract of land as conveyed to Vernon A. Yoder and Ronald Stutzman Trustees for Haven Fellowship Church, of record in Official Record 40, Page 209;

Thence with the perimeter of said 2.596 acre tract of land the following courses:

South 78°36'19" West, a distance of 280.00 feet to a 3/4" iron pin found with a cap inscribed "Baker" at the northwesterly corner thereof;

South 11°24'54" East, passing a 1/2" iron pin found at a distance of 370.09 feet, passing a 1/2" iron pin found at a distance of 386.37 feet, for a total distance of 414.64 feet to a mag nail set in the centerline of Converse Huff Road (50' R/W) and being a point in the northerly line of a 2.1063 acre tract of land as conveyed to Eric J. Gingerich, of record in Official Record 428, Page 2531;

Thence with the centerline of said Converse Huff Road (50' R/W) the following courses:

South 74°16'25" West, partially with the northerly line of said 2.1063 acre tract, and with the northerly line of a 3.7259 acre tract of land as conveyed to Joseph L. Gingerich, of record in Official Record 428, Page 2529, passing a mag nail found at a distance of 120.33 feet, for a total distance of 355.32 feet to a mag nail found;

South 74°33'58" West, with the northerly line of a 20.0010 acre tract of land as conveyed to Michael D. Lane, Trustee of the Michael D. Lane Trust, of record in Official Record 400, Page 71, and partially with the northerly line of a 114.36 acre tract of land as conveyed to Burl J. Mayer, Trustee of the Burl J. Mayer Trust, of record in Official Record 72, Page 1080, passing a mag nail found at a distance of 59.99 feet, for a total distance of 168.08 feet to a mag nail set;

Thence through said original 76.14 acre tract of land the following courses:

North 2°51'06" East, passing an iron pin set in the northerly right of way line of said Converse Huff Road, at a distance of 26.33 feet, for a total distance of 253.44 feet to an iron pin set;

North 20°48'21" West, a distance of 135.86 feet to an iron pin set;

North 89°00'04" West, a distance of 333.85 feet to an iron pin set;

South 2°45'57" West, passing an iron pin set in said northerly right of way line at a distance of 331.16 feet, for a total distance of 356.23 feet to a mag nail set in the centerline of said Converse Huff Road and being in the northerly line of a 1.141 acre tract of land as conveyed to Roger Dean Weeks and Ann Mayer Weeks, of record in Official Record 4, Page 1113;

Thence, North 82°59'13" West, with the centerline of said Converse Huff Road, and the northerly line of said 1.141 acre tract, a distance of 147.06 feet to a railroad spike found at the southeasterly corner of a 1.228 acre tract of land as conveyed to Mary A Gingerich Trustee, of record in Official Record 44, Page 134;

Thence with the perimeter of said 1.228 acre tract of land the following courses:

North 1°26'11" East, passing a 3/4" iron pin found in the northerly right of way line of said Converse Huff Road at a distance of 25.13 feet, for a total distance of 268.86 feet to an iron pin set at the northeasterly corner thereof;

North 82°59'13" West, a distance of 200.02 feet to a 3/4" iron pin found with cap inscribed "Friday" at the northwesterly corner thereof and being in the easterly line of a 81.14 acre tract of land as conveyed to Joann Lewis, of record in Official Record 279, Page 1718;

Thence North 1°26'11" East, with the easterly line of said 81.14 acre tract a distance of 2024.56 feet to a 12"x12" concrete post found in the southerly line of that plat entitled "Darby Fields Section 2", of record in Plat Book B, Page 398;

Thence South 87°42'26" East, with the southerly line of said Reserve "F", and with the southerly line of that plat entitled "Darby Fields Section 3", of record in Plat Book B, Page 410, passing a 3/4" iron pin found with cap inscribed "EMHT" at a distance of 706.86 feet, passing a 5/8" iron pin found at a distance of 1012.09 feet, for a total distance of 1024.71 feet to an iron pin set in the northwesterly corner of that plat entitled "Darby Fields Section 7", of record in Plat Book B, Page 432;

Thence South 11°22'16" East, with the westerly line of said "Darby Fields Section 7", with the westerly line of said of that plat entitled "Darby Fields Section 5", of record in Plat Book B, Page 422, with the westerly line of said "Darby Fields Section 6", and with the westerly line of said Lot 1 of that plat entitled "Holmes Subdivision Phase 1", passing a 5/8" iron pin found with cap inscribed "Landmark" at a distance of 210.19 feet, passing a 5/8" iron pin found with cap inscribed "Lee" at a distance of 791.77 feet, passing a 3/4" iron pin found with cap inscribed "EMHT" at a distance of 797.31 feet, and passing a 3/4" iron pin found with cap inscribed "EMHT" at a distance of 994.13 feet, for a total distance of 1731.09 feet to the **POINT OF BEGINNING** and containing **59.600 acres** of land, more or less;

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins set are 5/8" x 30" rebar with CESO, Inc cap;

Based on an actual field survey performed in November, 2024.

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CESO, Inc.



Matthew J. Ackroyd 1/28/25

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