



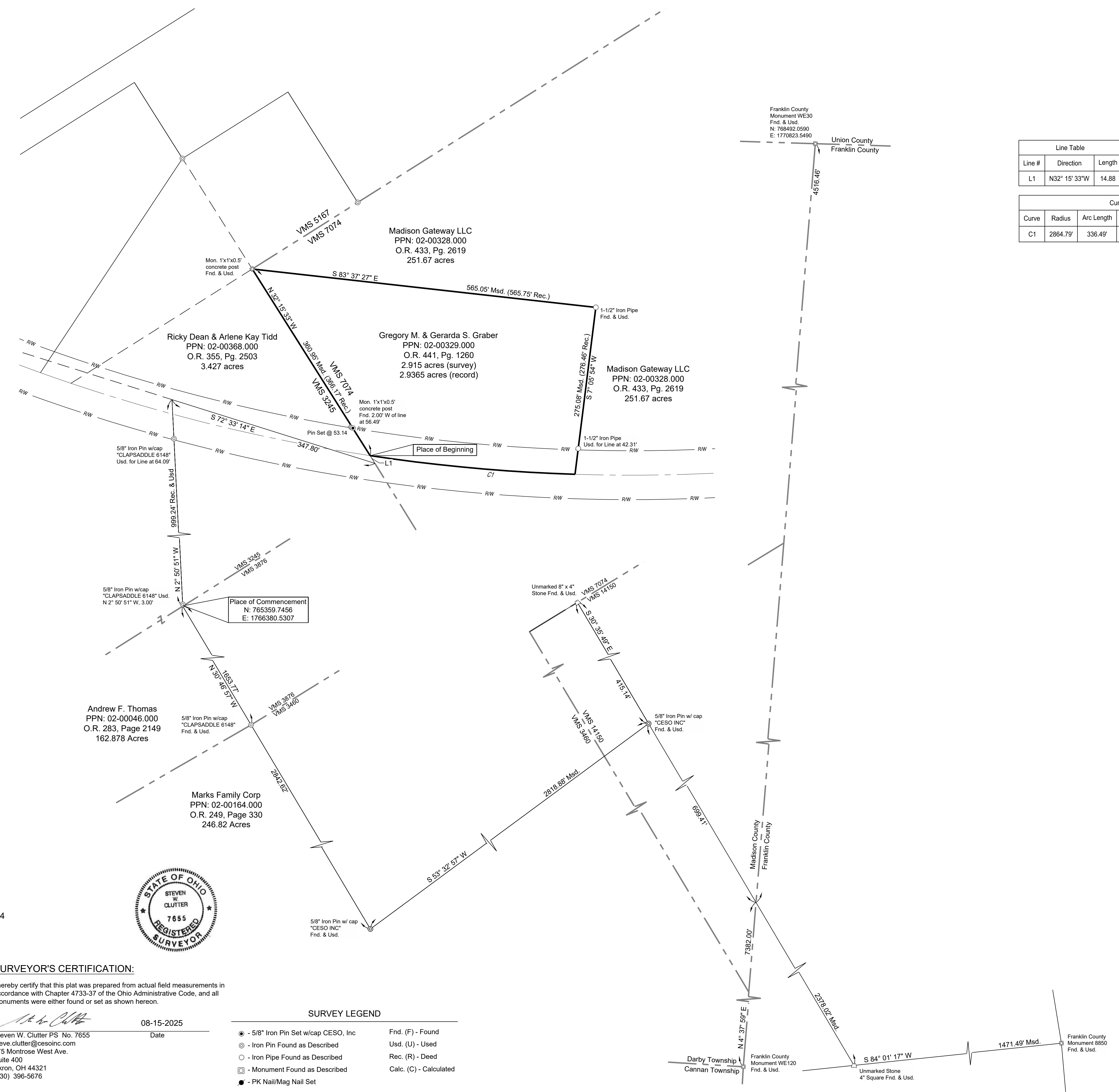
CESO

WWW.CESOINC.COM

175 Montrose West Ave., Suite 400  
Akron, OH 44321  
Phone: 330.665.0600 Fax: 888.208.4526

Line #	Direction	Length
L1	N32° 15' 33"W	14.88

Curve	Radius	Arc Length	Chord	Delta Angle
C1	2864.79'	336.49'	N84° 47' 51"W, 336.29'	006° 43' 47"



- References:**
- Madison County Deeds
  - Madison County Tax Maps
  - Madison County Survey Plats: 55-66, 58-95, 61-06, 72-12, 87-19, 88-05, 115-22, DA-6B, DA-28, DA-33B
  - Kile Subdivision Plat, Deed Record 161, Page 424



**SURVEYOR'S CERTIFICATION:**

I hereby certify that this plat was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code, and all monuments were either found or set as shown hereon.

Steven W. Clutter PS No. 7655 Date: 08-15-2025  
steve.clutter@cesoinc.com  
175 Montrose West Ave.  
Suite 400  
Akron, OH 44321  
(330) 396-5676

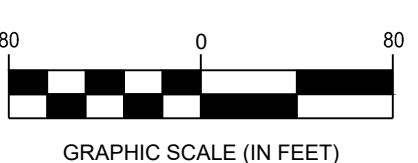
**SURVEY LEGEND**

- - 5/8" Iron Pin Set w/cap CESO, Inc Fnd. (F) - Found
- - Iron Pin Found as Described Usd. (U) - Used
- - Iron Pipe Found as Described Rec. (R) - Deed
- - Monument Found as Described Calc. (C) - Calculated
- - PK Nail/Mag Nail Set



**BASIS OF BEARINGS**

NAD 83 (2011), OHIO SOUTH  
Derived from GPS Observations



Gerarda S. Graber

**Plat of Survey**

9820 OH-161, Plain City, OH 43064  
State of Ohio, County of Madison, Township of Darby, VMS 7074

**Revisions / Submissions**

ID	Description	Date

Project Number: 761926  
 Scale: 1" = 80'  
 Drawn By: CCR  
 Checked By: SWC  
 Date: 08-07-2025  
 Issue:

Drawing Title:

## Legal Description Containing 2.915 Acres

Situated in the State of Ohio, County of Madison, Township of Darby, Virginia Military Survey 7074, and being all of the Gerarda S. Graber parcel (Parcel No. 02-00329.000), of record in Book 331, Page 559, all references being of record in the Recorder's office, Madison County, Ohio, and being more particular described as follows:

**COMMENCING** at a northeasterly corner of a record 162.878 acre parcel conveyed to Andrew F. and Paula R. Thomas (Official Record 283, Page 2149) in the southerly line of said Virginia Military Survey 3245 and the northerly line of said Virginia Military Survey 3876, and a pin set (N: 765359.7456 E: 1766380.5307);

Thence **North 2°50'51" West**, with an easterly line of said Thomas parcel, a distance of **999.24 feet**, to the northeasterly corner thereof and the southwesterly line of a 3.427 acre parcel conveyed to Ricky Dean and Arlene Kay Tidd, (Official Record 355, Page 2503), passing a 5/8" iron pin with cap "CLAPSADDLE 6148" found at 3.00 feet and a 5/8" iron pin with cap "CLAPSADDLE 6148" found at 935.15 feet;

Thence **South 72°33'14" East**, with the southwesterly line of said Tidd parcel, a distance of **347.80 feet** to a southeasterly corner thereof, the easterly line of said Virginia Military Survey 3245 and the westerly line of said Virginia Military Survey 7074;

Thence **North 32°15'33" West**, with the easterly line of said Tidd parcel, the easterly line of said Virginia Military Survey 3245 and the westerly line of said Virginia Military Survey 7074, a distance of **14.88 feet** to the southwesterly corner of a 2.9365 acre parcel conveyed to Gerarda S. Graber, (Official Record 331, Page 559), in the centerline of said State Route 161 E (80'), and the **TRUE PLACE OF BEGINNING**;

Thence **North 32°15'33" West**, with the East of said Tidd parcel, the West line of the Virginia Military Survey 7074, and the East line of the Virginia Military Survey 3245, a distance of **360.95 feet**, to a Northeasterly corner of said Tidd parcel, the Northwest corner of the Virginia Military Survey 7074, the Northwest corner of a 251.67 acre parcel conveyed to Madison gateway LLC (Book 433, Page 2619), and a 1'x1'x0.5' Concrete Post, passing over an Iron Pin set at a distance of 53.14 feet;

Thence **South 83°37'27" East**, with a South line of said Madison Gateway LLC parcel, a distance of **565.05 feet**, to a Northwest corner thereof, and to a 1 ½" Iron Pipe found;

Thence **South 07°05'54" West**, with a West line of said Madison Gateway LLC parcel, a distance of **275.08 feet**, the centerline of State Route 161 East (80'), passing over a 1 ½" Iron Pipe at a distance of 232.77 feet;

Thence with the centerline of State Route 161 East, and a curve to the right, having a **radius of 2864.79 feet, and arc length of 336.49 feet, a central angle of 06°43'47"**, a **Chord Bearing North 84°47'51" West for 336.29 feet** to the **TRUE PLACE OF BEGINNING** and containing **2.915 acres** of land, more or less, as surveyed by Steve W. Clutter for and on behalf of CESO, Inc in July of 2025.

The basis of bearing for this description is Ohio State Plane South Zone (NAD83, 2011) derived from GOS Observations

All iron pins called as set are 5/8" x 30" rebar with cap stamped "CESO"

All references are from the Madison County Recorder's records.



CESO, Inc.

A handwritten signature in black ink, appearing to read "Steven W. Clutter".

08-15-2025

Steven W. Clutter, PS  
Registered Surveyor No. 7655

Date