

TODD E. TROYER, 3.587 AC, OFF REC 216, PG 226  
PN 11-00356.000

TODD E. & BECKY G. TROYER  
10.000 AC, OFF REC 443, PG 307  
PN 11-00376.001

3.910 AC





ROGER T. & TAMMIE K. DINGLEDINE  
5.010 AC, OFF REC 118, PG 1124  
PN 11-00376.003

WILLIAM L. LEACH  
15.010 AC, OFF REC 114, PG 932  
PN 11-00030.001

SANDRA S. PETERMAN &  
JOSEPH A. & WILLIAM L. LEACH  
103.54 AC, OFF REC 114, PG 935  
PN 11-00030.000

PLAT OF SURVEY FOR:  
TODD E. & BECKY G. TROYER  
MONROE TOWNSHIP  
VMS 12172 & VMS 5281  
MADISON COUNTY, OHIO

LEGEND:

- 1)  RAILROAD SPIKE FOUND
- 2)  MAG NAIL SET
- 3)  IRON PIPE FOUND
- 4)  5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
- 5) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983



*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
FEB 02, 2026

I HEREBY CERTIFY THAT THIS PLAT WAS  
PREPARED FROM AN ACTUAL FIELD SURVEY  
AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC  
P.O. BOX 192  
MARYSVILLE, OHIO 43040

C/L ROSEDALE MILFORD CENTER ROAD (CO RD 11)  
(50' R/W)

N 25 deg-21'-49" W

226.00'

P.O.B.  
L=736160.27  
E=1707759.08  
N=1707759.08

N 64 deg-36'-54" E 751.71'

S 64 deg-36'-46" W 755.50'

725.37'

226.00'

S 26 deg-19'-22" E

V.M.S. 12172  
S.M.S. 5281

PROP. 20' DRAINAGE TILE EASEMENT

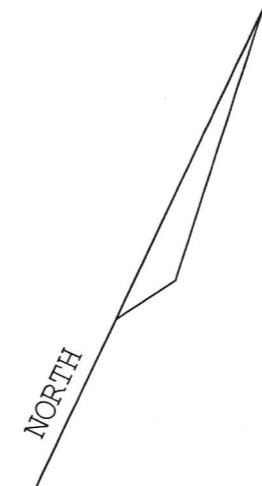
SMALL STREAM  
80'±

N 51 deg-06'-18" W  
5513.30'

MAD-CO  
MON  
12-44

SCALE 1" = 100'

200 ft



LEGAL DEED DESCRIPTION  
3.910 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey numbers 12172 and 5281; being part of the 10.000 acre tract of Todd E. and Becky G. Troyer (Official Record 443, page 307, P.N. 11-00376.001); and being further bounded and described as follows:

Beginning at a railroad spike found in the centerline of Rosedale Milford Center Road (County Road 11, 50' R/W) at the most southerly corner of said 10.000 acre tract. Also being the most westerly corner of the 5.010 acre tract of Roger T. and Tammie K. Dingedine (Official Record 118, page 1124, P.N. 11-00376.003) and the TRUE POINT OF BEGINNING.

Thence North 25 deg.-21'-49" West, 226.00 feet along said centerline of Rosedale Milford Center Road to a mag nail set.

Thence North 64 deg.-36'-54" East, 751.71 feet on a new line (passing over an iron rod set at 25.00 feet) to an iron rod set on a southwesterly line of the 103.54 acre tract of Sandra S. Peterman & Joseph A. and William L. Leach (Official Record 114, page 935, P.N. 11-00030.000).

Thence South 26 deg.-19'-22" East, 226.00 feet along said southwesterly line to an iron pipe found on a northwesterly line of the 15.010 acre tract of William L. Leach (Official Record 114, page 932, P.N. 11-00030.001).

Thence South 64 deg.-36'-46" West, 755.50 feet along said northwesterly line and the northwesterly line of aforesaid 5.010 acre tract (passing over an iron pipe found at 725.37 feet) to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, South Zone, NAD 1983. The tract as described from an actual field survey performed on or about February 02, 2026, by Registered Surveyor, Joseph P. Priday (S-7277), contains **3.910 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.

The above described 3.910 acre tract shall be benefited by a proposed 20 foot wide drainage tile easement as delineated on the plat of survey.

