

PLAT OF SURVEY FOR:
HOSEA P. & BERNICE R. TROYER
DARBY TWP ~ V.M.S. 8484
MADISON COUNTY, OHIO

- LEGEND:
- 1) ⊗ MAG NAIL FOUND
 - 2) ⊗ RAILROAD SPIKE FOUND
 - 3) ○ IRON ROD FOUND
 - 4) ⊙ MAG NAIL SET
 - 5) ● 5/8" X 30" IRON ROD SET WITH PLASTIC I.D. CAP STAMPED S-7277
 - 6) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983



Joseph P. Priday

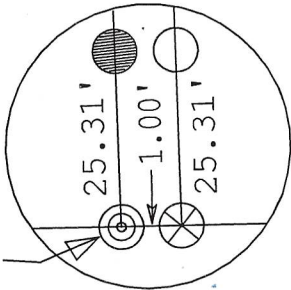
JOSEPH P. PRIDAY (S-7277)
APRIL 20, 2026

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
937-642-3400

N= 763540.87
E=1741403.45

P.O.B. 0.137 AC
N= 763497.60
E=1741771.29



DETAIL
(NO SCALE)

HOSEA P. & BERNICE R. TROYER
29.981 ACRE, OFF REC 399, PG 1155
P.N. 02-00272.002

S 06 deg-35'-18" W
28.00'

C/L CONVERSE CHAPEL RD
(TWP RD 41)

REF. BEG.

S 83 deg-17'-51" E 1307.95'

C/L CONVERSE HUFF RD (CO RD 30, 45' R/W)

N 83 deg-17'-28" W

310.28'

P.O.B. 2.439 AC

N 06 deg-42'-48" E 342.84'

2.439 AC

S 83 deg-17'-24" E 510.39'

200.96'
199.95'

N 83 deg-21'-05" W

0.137 AC

S 06 deg-34'-19" W 342.84'
S 06 deg-34'-19" W 314.63'

1.00'

HOSEA P. AND BERNICE R. TROYER
1.445 AC ~ OFF REC 399, PG 1155
PN 02-00272.004

BETHESDA AMISH MENNONITE FELLOWSHIP
0.249 ACRE ~ DEED REC 297, PG 414
PN 02-00272.003

SEE
DETAIL

LEGAL DEED DESCRIPTION
2.439 ACRE

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey number 8484; being part of the 29.981 acre tract of Hosea P. and Bernice R. Troyer (Official Record 399, page 1155, P.N. 02-00272.002); and being further bounded and described as follows:

Beginning for reference at an iron rod found at the centerline intersection of Converse Huff Road (County Road 30, 45' R/W) and Converse Chapel Road (Township Road 41).

Thence with two consecutive courses of said centerline of Converse Huff Road:

- 1) South 83 deg.-17'-51" East, 1307.95 feet to a mag nail found at the southwest corner of said 29.981 acre tract.
- 2) South 83 deg.-17'-28" East, 60.10 feet to a mag nail set being the TRUE POINT OF BEGINNING.

Thence North 06 deg.-42'-48" East, 342.84 feet (passing over an iron rod set at 25.00 feet) to an iron rod set.

Thence South 83 deg.-17'-24" East, 309.43 feet to an iron rod set on the northwest corner of a 0.137 acre tract surveyed this date.

Thence South 06 deg.-34'-19" West, 342.84 feet along the west line of said 0.137 acre tract (passing over an iron rod set at 317.53 feet) to a mag nail set in said centerline of Converse Huff Road.

Thence North 83 deg.-17'-28" West, 310.28 feet along said centerline 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 April 20, 2026, by Registered Surveyor, Joseph P. Priday (S-7277), contains **2.439 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.



LEGAL DEED DESCRIPTION
0.137 ACRE

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey number 8484; being part of the 29.981 acre tract of Hosea P. and Bernice R. Troyer (Official Record 399, page 1155, P.N. 02-00272.002); and being further bounded and described as follows:

Beginning for reference at an iron rod found at the centerline intersection of Converse Huff Road (County Road 30, 45' R/W) and Converse Chapel Road (Township Road 41).

Thence with two consecutive courses of said centerline of Converse Huff Road:

- 1) South 83 deg.-17'-51" East, 1307.95 feet to a mag nail found at the southwest corner of said 29.981 acre tract.
- 2) South 83 deg.-17'-28" East, 370.38 feet to a mag nail set at the southeast corner of a 2.439 acre tract surveyed this date, being the TRUE POINT OF BEGINNING.

Thence North 06 deg.-34'-19" East, 342.84 feet along the east line of said 2.439 acre tract (passing over an iron rod set at 25.31 feet) to an iron rod set.

Thence South 83 deg.-17'-24" East, 200.96 feet to an iron rod set.

Thence South 06 deg.-35'-18" West, 28.00 feet to an iron rod set on the northeast corner of the 1.445 acre tract also of Hosea P. and Bernice R. Troyer (also Official Record 399, page 1155, PN 02-00272.004).

Thence with two consecutive courses of said 1.445 acre tract:

- 1) North 83 deg.-21'-05" West, 199.95 feet to an iron rod found.
- 2) South 06 deg.-34'-19" West, 314.63 feet (passing over an iron rod found at 289.32 feet) to a mag nail found in said centerline of Converse Huff Road.

Thence North 83 deg.-17'-28" West, 1.00 foot along said centerline 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 April 20, 2026, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.137 acre**, 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.

