

HOWARD E. & TRACEY L. TROYER
3.539 AC. D.R. 292 / 783

ELDEN & LENA TROYER
65 AC. (LESS THIS SURVEY)
D.R. 172 / 430

1.033 ACRES

PLAT OF SURVEY FOR:
ELDEN & LENA TROYER
CANAAN TOWNSHIP
VMS 10469
MADISON COUNTY, OHIO
65 ACRES (LESS THIS SURVEY)
DEED RECORD 172, PAGE 430

NOTES:

- 1) SCALE 1" = 50'
- 2) ● IRON PIPE SET ARE 3/4" x 30" GALV. PIPE W/ YELLOW PLASTIC I.D. CAP
- 3) ○ IRON PIPE FOUND
- 4) ▼ RAILROAD SPIKE SET.
- 5) ▽ RAILROAD SPIKE FOUND.
- 6) BEARING ASSUMED FROM D.R. 283, PG. 216

PROPERTY LINE PER
D.R. 172, PG. 430 &
D.R. 212, PG. 305 (FIFTH TRACT)

E KAUFMAN RD.
(TR 153)



Joseph P. Priday
JOSEPH P. PRIDAY, PS
S-7277 IN 93-08

MARCH 19, 1993

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

PRIDAY SURVEYING INC.

327 NORTH MAIN STREET P.O. BOX 192

MARYSVILLE, OHIO 43040-0192

(513) 642-3400

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey Number 10469; being part of the 65 acre tract of Elden and Lena Troyer (Deed Record 172, Page 430); and being further bounded and described as follows:

Beginning for reference, at a railroad spike found at the centerline intersection of Township Road 153 (Kaufman Road) and County Road 5 (Lafayette-Plain City Road).

Thence North 37° 16' 00" East (assumed bearing), 1364.94 feet with said centerline of County Road 5 to a railroad spike set.

Thence North 52° 44' 00" West, 12.96 feet to a point on the grantors southeasterly property line marking the True Point of Beginning.

Thence North 52° 44' 00" West, 88.76 feet to an iron pipe set (passing over an iron pipe set at 17.04 feet).

Thence North 08° 45' 58" East, 248.18 feet to an iron pipe set on the south line of the 3.539 acre tract of Howard E. and Tracey L. Troyer (Deed Record 292, Page 783).

Thence South 81° 35' 59" East, 251.38 feet with said south line to an iron pipe found in the aforesaid centerline of County Road 5 (passing over a concrete post found at 217.56 feet).

Thence South 37° 16' 00" West, 83.82 feet to a railroad spike set at a corner to grantors tract.

Thence North 81° 58' 00" West, 16.50 feet to a point being a corner to grantors tract.

Thence South 36° 56' 00" West, 247.59 feet to the True Point of Beginning.

Bearing (North 37° 16' 00" East) assumed from Deed Record 283, Page 216. The tract as described from an actual field survey performed on or about March 19, 1993, by Registered Surveyor Joseph P. Priday (S-7277), CONTAINS 1.033 ACRES, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4 inch by 30 inch galvanized pipe with yellow plastic I.D. caps. The survey is recorded in the office of the Madison County Engineer.