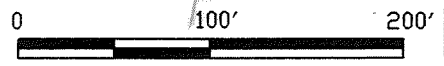


REFERENCE BEGINNING

⊕ PERRY PIKE

NOTES:



SCALE 1" = 100'

REFERENCE BEARING N 50° 50' 00" E ASSUMED FROM GINGERICH DEED (DEED RECORD 253, PAGE 31).

- P.K. NAIL FOUND
- IRON PIPE SET
- P.K. NAIL SET
- ⊗ RAILROAD SPIKE FOUND

212/232 DENOTES DEED REFERENCE (VOL./PG.)

--- ACRES DENOTES AREA OF THIS SURVEY

IRON PIPES SET ARE 3/4" X 30" GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED S-6034.

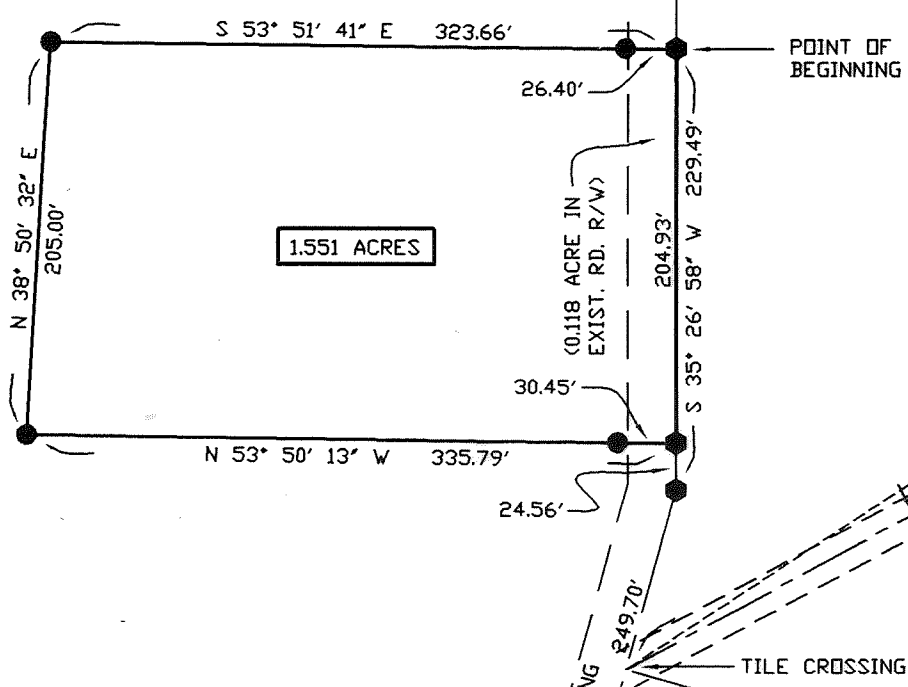
UNLESS DENOTED OTHERWISE HEREDON

BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 390773 0002 A DATED 1/27/78, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN HEREDON IS LOCATED IN ZONE 'X'. ZONE 'X' DENOTES AN AREA OF MINIMAL FLOODING.

PERRY E. & EDNA TROYER
99.55 ACRES
212/232

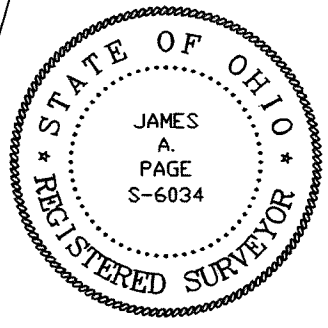
LESS THIS SURVEY

⊕ LAFAYETTE-PLAIN CITY ROAD (C.R. #5) (50')
S 35° 26' 58" W 1762.58'



EMMA F. MILLER (LIFE ESTATE)
104± ACRES
D.R. 85, PAGE 901

DAN J. & ELSIE GINGERICH
5.9202 ACRES
253/31



PLAT OF BOUNDARY SURVEY FOR:
PERRY E. TROYER
VIRGINIA MILITARY SURVEY NUMBER 7753,
DARBY TOWNSHIP, MADISON COUNTY, OHIO

JAMES A. PAGE (PS. 6034)

AUTOCAD 01-35.DWG DISK #151

JN. 01-35

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated.

65-01

Page Engineering, Inc.

James Page

5/15/01

112 East Fifth Street • Marysville, Ohio 43040

(937) 644-1272

LEGAL DEED DESCRIPTION

Perry Troyer
1.551 Acres

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey Number 7753; and being part of the 99.55 acre tract of land owned by Perry E. and Edna Troyer (Deed Record 212, page 232) and being further bounded and described as follows:

Beginning for reference at railroad spike found at the intersection of the centerline of Lafayette-Plain City Road (County Road 5, 50 feet wide) with the westerly terminus of the centerline of Perry Pike;

thence with the centerline of Lafayette-Plain City Road, South 35 degrees 26 minutes 58 seconds West, 1762.58 feet to a P.K. nail set thereon and the point of beginning of the land to be described;

thence continuing with the centerline of said Lafayette-Plain City Road, South 35 degrees 26 minutes 58 seconds West, 204.93 feet to a P.K. nail set thereon, said P.K. nail bears North 35 degrees 26 minutes 58 seconds East, 24.56 feet from a P.K. nail set on an angle point in said road;

thence the following three (3) consecutive courses entering said Troyer 99.55 acre tract and making a new division thereof:

1. North 53 degrees 50 minutes 13 seconds West, 335.79 feet to an iron pipe Set (passing over an iron pipe set at 30.45 feet);
2. North 38 degrees 50 minutes 32 seconds East, 205.00 feet to an iron pipe set;
3. South 53 degrees 51 minutes 41 seconds East, 323.66 feet to the point of beginning (passing over an iron pipe set at 297.26 feet).

Bearing (North 50 degrees 50 minutes 00 seconds East) assumed from Dan and Elsie Gingerich 5.9202 acre tract (Deed Record 253, page 31).

The tract as described from an actual field survey performed on or about May 10, , 2001 by James A. Page (S-6034) of Page Engineering, Inc., Marysville, Ohio, contains 1.551 acres, more or less, of which 0.118 acre is subject to the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034. The survey is recorded in the office of the Madison County Engineer.

Based on information shown on Flood Map, Community Panel Number 390773 0002 A, dated 1/27/78, as furnished by the Federal Emergency Management Agency, through the National Flood Insurance Program, the property herein is located in Zone "X".

James A. Page, PS
S-6034
May 15, 2001
JN 01-35

LEGAL DEED DESCRIPTION
Easement

Real estate situated in Darby Township of Madison County, Ohio; being part of the 104.2 acre tract of Emma F. Miller, Life Estate (Official Record 85, page 0901);

Being a 20 feet wide easement centered on an existing stormwater tile, said easement for discharging a sewage system stormwater curtain drain from the Grantee's proposed new residence;

The easement centerline described as follows:

Beginning for reference at a found P.K. nail in the centerline of Lafayette Plain City Road (County Road 5), at the most southerly corner of the Perry E. and Edna Troyer 99.55 acre tract (Deed Record 212, page 232);

thence with the road centerline North 50 degrees 50 minutes 00 seconds West, 152.27 feet to a point over the herein mentioned tile and being the true place of beginning of the easement centerline;

thence crossing the Emma F. Miller, Life Estate tract (Official Record 85, page 0901) along the centerline of the existing tile in a northeasterly direction about 1975 feet to a headwall where the tile discharges into a watercourse, being at the Miller tract east line, and being the place of ending of the herein described easement centerline.

Bearing (North 50 degrees 50 minutes 00 seconds West) assumed from the Dan and Elsie Gingerich 5.9202 acre tract (Deed Record 253, page 31).

The easement is described from an actual field survey of the Troyer tract, performed on or about May 10, 2001 by James A. Page (S-6034) of Page Engineering, Inc., Marysville, Ohio. The survey is recorded in the office of the Madison County Engineer.

James A. Page, PS
S-6034
May 15, 2001
JN 01-35