



PLAT OF SURVEY FOR:

STANLEY D. & LISA F. COOLEY
DARBY TOWNSHIP ~ VMS 7059
MADISON COUNTY, OHIO
ALL OF 1.50 & 1.00 ACRE TRACTS
DEED RECORD 289, PAGE 736 &
OFFICIAL RECORD 13, PAGE 1170

NOTES:

- 1) ☐ RAILROAD SPIKE FOUND
- 2) ☒ CONCRETE POST FOUND
- 3) ☐ IRON PIPE FOUND
- 4) BEARING ASSUMED FROM D.R. 289, PG. 736
- 5) FLOOD ZONE X OF F.I.R.M.
390773 0050 B ~ FEBRUARY 6, 1991
(OUTSIDE 500-YEAR FLOOD PLAIN)

Joseph P. Priday

JOSEPH P. PRIDAY P.S. (S-7277)
JULY 30, 2003 J.N. 03-50

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



PRIDAY SURVEYING INC.
169 GROVE STREET
P.O. BOX 192
MARYSVILLE, OHIO 43040-0192
937-642-3400

HENRY BEACHY, ETAL
105.50 ACRES
DEED RECORD 251, PAGE 725

S 07°19'22"E 541.95'

2.501 ACRES

STANLEY D. & LISA F. COOLEY
1.00 ACRE
OFFICIAL RECORD 13, PAGE 1170

STANLEY D. & LISA F. COOLEY
1.50 ACRES
DEED RECORD 289, PAGE 736

40' EASEMENT

N 10°04'30"W 500.28'

GINGERICH FARMS, LTD.
74.555 ACRES
OFFICIAL RECORD 64, PAGE 1164

DEBOLT ROAD
TWP. RD. 129

(ASSUMED BEARING)
S 88°11'00"E 1276.56'

ROSEDALE - PLAIN CITY ROAD
CO. RD. 24 (50')

27.67'

N 88°11'00"W 199.93'

30.20'

1276.56'

LEGAL DEED DESCRIPTION
STANLEY D. & LISA F. COOLEY
2.501 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey Number 7059; being a more particular description of the 1.50 acre tract (Deed Record 289, page 736) and the 1.00 acre tract (Official Record 13, page 1170) of Stanley D. and Lisa F. Cooley; and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Debolt Road (Township Road 129) and Rosedale-Plain City Road (County Road 24).

Thence South 88 deg.-11'-00" East (assumed bearing), 1276.56 feet along said centerline of Rosedale-Plain City Road to a railroad spike found at a southeast corner of the 74.555 acre tract of Gingerich Farms, Ltd. (Official Record 64, page 1164), being the TRUE POINT OF BEGINNING.

Thence with two consecutive courses of said 74.555 acre tract:

- 1) North 10 deg.-04'-30" West, 500.28 feet (passing over an iron pipe found at 30.20 feet) to an iron pipe found.
- 2) North 79 deg.-57'-52" East, 221.66 feet to an iron pipe found on the west line of the 105.50 acre tract of Henry Beachy, Etal (Deed Record 251, page 725).

Thence South 07 deg.-19'-22" East, 541.95 feet along said west line (passing over a concrete post found at 514.28 feet) to a railroad spike found in said centerline of Rosedale-Plain City, Road.

Thence North 88 deg.-11'-00" West, 199.93 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearing was assumed from Deed Record 289, page 736. The tract as described from an actual field survey performed on or about July 30, 2003, by Registered Surveyor Joseph P. Priday (S-7277), contains 2.501 acres, more or less, subject to all previous easements and rights-of-way of record. The plat of survey is on file in the office of the Madison County Engineer.

