

476
52.42 ac.

477
Leon & Louise Troyer
O.R. 193, p. 1933
55.85 ac.

488
Jonas & Elma J. Troyer
D.B. 182, p. 154
72.915 ac.
V.M.S. 12883
V.M.S. 13021
V.M.S. 10469

1006
Howard E. & Tracey L. Troyer
D.B. 292, p. 783
3.539 ac.

1009
David P. & Teresa L. Troyer
D.B. 294, p. 376
2.922 ac.

30.653 ACRES

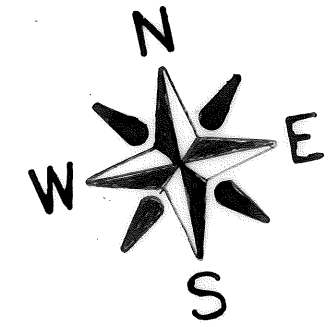
30.654 ACRES

V.M.S.
10081
10605
10984
10858
12171

- - Iron pipe set (3/4" x 30")
- - Iron pin found
- ▲ - R.R. spike found
- ◻ - Concrete corner post



SCALE IN FEET
1" = 200'



N 07° 29' 27" E 1471.80'

S 81° 37' 33" E

999.32'

(73.12')

S 07° 29' 27" W 1471.80'

N 07° 29' 27" E 1471.80'

(ref. brng. O.R. 40, p. 567 - exception!)
S 07° 34' 26" W 783.06'

19.58'
P.O.B.

S 37° 11' 27" W 785.97'
Lafayette - Plain City Road
N 37° 16' 00" E 787.97'

907.33'

Kaufman Road

N 81° 37' 33" W

608.72'

GRANTOR:

Eldon & Lena Troyer Trustee
Official Record 40, page 567
30.653 ac., 30.654 ac. from
an original 65.00 ac. tract
Canaan Township
Madison County, Ohio



I hereby certify that the hereon platted property
was prepared from an actual survey.
William W. Browning
William W. Browning P.S. 7377 - December - 2005
4444 State Route 187
London, Ohio 43140

Troyer – 30.653 acres

The following description is for a parcel of land located in the state of Ohio, County of Madison, Township of Canaan, Virginia Military Surveys 10081, 10605, 10984, 10858, 12171, 10469, 13201 and 12883, and is part of a original 65.00 acre tract recorded in the name of Eldon and Lena Troyer Trustee in Official Record 40, page 567. Said parcel being more particularly described as follows;

Beginning at a found railroad spike in the centerline of Lafayette-Plain City Road, said pin bearing N 37° 16' 00" E 787.97 feet from a found railroad spike at the centerline intersection of Lafayette-Plain City Road and Kaufman Road;

Thence N 07° 34' 26" E (reference bearing in accordance with O.R. 40, page 567 Exception 1) 19.58 feet to a set iron pipe at the south corner of a 2.922 acre tract recorded in the name of David P. and Teresa L. Troyer in Deed Book 294, page 376 and in the east line of the abovementioned 65.00 acre tract;

Thence S 37° 11' 27" W 785.97 feet to a set iron pipe, said pipe being the southeast corner of the aforesaid 65.00 acre tract;

Thence, with the south line of said 65.00 acre tract, N 81° 37' 33" W 608.72 feet to a set iron pipe and the true point of beginning;

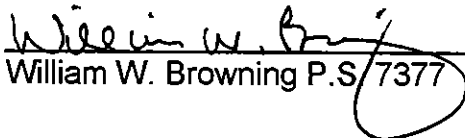
Thence, continuing with said south line, N 81° 37' 33" W 907.33 feet to a set iron pipe at the southwest corner of said 65.00 acre tract and the east line of a 55.85 acre tract recorded in the name of Leon and Louise Troyer in Official Record 193, page 1933;

Thence N 07° 29' 27" E 1471.80 feet to a concrete corner post at the northwest corner of said 65.00 acre tract and the southwest corner of a 72.915 acre tract recorded in the name of Jonas and Elma Troyer in Deed Book 182, page 154;

Thence, with the line between said 65.00 acre tract and said 72.915 acre tract, S 81° 37' 33" E 907.33 feet to a set iron pipe;

Thence S 07° 29' 27" W 1471.80 feet to the true point of beginning.

The above described parcel contains 30.653 acres. Iron pipes set are ¾" x 30" with caps stamped P.S. 7377. The plat of this survey is on permanent file in the Madison County Tax Map Department. The above description was prepared from a field survey by William W. Browning P.S. 7377 during December, 2005.


William W. Browning P.S. 7377



Troyer – 30.654 acres

The following description is for a parcel of land located in the state of Ohio, County of Madison, Township of Canaan, Virginia Military Surveys 10081, 10605, 10984, 10858, 12171, 10469, 13201 and 12883, and is part of a original 65.00 acre tract recorded in the name of Eldon and Lena Troyer Trustee in Official Record 40, page 567. Said parcel being more particularly described as follows;

Beginning at a found railroad spike in the centerline of Lafayette-Plain City Road, said pin bearing N 37° 16' 00" E 787.97 feet from a found railroad spike at the centerline intersection of Lafayette-Plain City Road and Kaufman Road;

Thence N 07° 34' 26" E (reference bearing in accordance with O.R. 40, page 567 Exception 1) 19.58 feet to a set iron pipe at the south corner of a 2.922 acre tract recorded in the name of David P. and Teresa L. Troyer in Deed Book 294, page 376 and in the east line of the abovementioned 65.00 acre tract, said pipe being the true point of beginning;

Thence S 37° 11' 27" W 785.97 feet to a set iron pipe, said pipe being the southeast corner of the aforesaid 65.00 acre tract;

Thence, with the south line of said 65.00 acre tract, N 81° 37' 33" W 608.72 feet to a set iron pipe;

Thence, with a new division line of said 65.00 acre tract, N 07° 29' 27" E 1471.80 feet to a set iron pipe in the north line of said 65.00 acre tract and the south line of a 72.915 acre tract recorded in the name of Jonas and Elma Troyer in Deed Book 182, page 154;

Thence, with the line between said 65.00 acre tract and said 72.915 acre tract, S 81° 37' 33" E, passing a found iron pin at 926.20 feet, a total distance of 999.32 feet to a found iron pin at the northwest corner of the abovementioned 2.922 acre tract;

Thence, with the line between said 65.00 acre tract and said 2.922 acre tract, S 07° 34' 26" W 783.06 feet to the true point of beginning.

The above described parcel contains 30.653 acres. Iron pipes set are 3/4" x 30" with caps stamped P.S. 7377. The plat of this survey is on permanent file in the Madison County Tax Map Department. The above description was prepared from a field survey by William W. Browning P.S. 7377 during December, 2005.


William W. Browning P.S. 7377

