



SITUATED IN THE STATE OF OHIO
MADISON COUNTY
DARBY CREEK TOWNSHIP
PART OF V.M.S. 7059



I CERTIFY THAT THIS PLAT AND THE DESCRIPTION
DEVELOPED FROM IT MEETS THE MINIMUM
STANDARDS FOR BOUNDARY SURVEYS IN OHIO,
AS DESCRIBED IN CHAPTER 4733-37 OF THE
ADMINISTRATIVE CODE. THIS PLAT AND THE
DESCRIPTION DEVELOPED FROM IT ARE BASED
ON AN ACTUAL FIELD SURVEY IN NOVEMBER 2006.

David E. Slagle 11/22/06
DAVID E. SLAGLE
PROFESSIONAL SURVEYOR # 7408
DATE

13.653 ACRES REMAINING BY SURVEY
PART OF ORIGINAL 20 ACRES
CRAIG A. LOMBARD
OFFICIAL RECORD 192, PAGE 673

JOHNATHON & KIETH HOSTETLER
OFFICIAL RECORD 92, PAGE 0524

JEANNE RHOADES, ETAL.
OFFICIAL RECORD 162, PAGE 25

STONE FD.
SET LARGE
PIN NEXT
TO STONE

4.715 ACRES BY SURVEY
PART OF ORIGINAL 20 ACRES
CRAIG A. LOMBARD
OFFICIAL RECORD 192, PAGE 673

TRACT NO. 2
0.339 ACRES BY SURVEY
PART OF 2.010 ACRE TRACT
CRAIG A. LOMBARD
OFFICIAL RECORD 192, PAGE 673

TRACT NO. 3
0.112 ACRES BY SURVEY
PART OF ORIGINAL 20 ACRES
KAY A. LOMBARD
DEED BOOK 233, PAGE 203

RBS

PKS

LOMBARD-CHUCKERY ROAD
CO. RD. 29 (60' WIDE)

PKS

RBS

PKF

N57°20'47"W

200.00'

N57°20'47"W

61.05'

PKF

N57°20'47"W

61.05'

PKS

P.O.B.

TRACT 3

PKS

N57°20'47"W

61.05'

2.010 ACRE TRACT
ZENDALL GINGERICH
D.B. 221, PG 221

(30.00')

N32°39'11"E

159.80'

N11°44'20"E

171.07'

N11°44'20"E

297.60'

S32°39'11"W

277.99'

RBS

93.76'

S57°20'40"E

106.25'

RBS

P.O.B.

TRACT 2

RBS

N11°44'20"E

171.07'

N11°44'20"E

410.17'

N57°20'47"W

61.05'

PKS

P.O.B.

TRACT 3

PKS

N57°20'47"W

61.05'

PKS

DETAIL
N57°36'00"W
213.05'
N55°44'55"W
4.90'
N87°04'45"W
19.13'
RRS FD
IPF
IPF
P.O.R.

DELEON
O.R. 98-2464

RRS FD
SEE DETAIL

ROSEDALE-
PLAIN CITY RD.
CO. RD. 24

RRS FD
IPF
P.O.R.

IPF
P.O.R.

FOR: CRAIG A. LOMBARD

XYZ

DATE: 11/21/06

SCALE: 1" = 200'

REVISED:

JOB NO 26-189

F.B NO

MAP NO 26-189

DRAWN BY: MP

CKD BY: D.E.S.

CAD FILE LOMBARD

SURVEY SERVICE INC.
3011 COLUMBUS STREET
GROVE CITY OH 43123
FAX: 614-875-7862 PH: 614-538-9220

LEGAL DESCRIPTION
TRACT NO. 2
0.339 ACRES

A tract of land located in the State of Ohio, Madison County, *DARBY* Township and being a part of Virginia Military Survey No. 7059 and being a part of a 2.010 acre tract as recorded in Deed Book 221 Page 221 in the Madison County Records and now more particularly described by metes and bounds as follows:

Beginning for reference at an iron pin buried in the road at the intersection of Lombard-Chuckery Road (County Road 29) and Rosedale-Plain City Road (County Road 24);

Thence North 87 degrees 04 minutes 45 seconds West 19.13 feet to an iron pin;

Thence North 55 degrees 44 minutes 55 seconds West 4.90 feet to a railroad spike at the southeast corner of a small tract owned by Charles and Deborah Deleon (OR 98 Page 2464);

Thence along the centerline of Lombard-Chuckery Road (County Road 29) North 57 degrees 36 minutes 00 seconds West 213.05 feet to a railroad spike buried in the center of the road at the southwest corner of the Deleon property;

Thence continue along the centerline of said road North 57 degrees 20 minutes 47 seconds West 410.17 feet to a P.K. nail.

Thence leaving said centerline North 11 degrees 44 minutes 20 seconds East 171.07 feet to a 5/8" rebar set with cap in the east line of the Zendall Gingerich property (Book 221, Pg.221) for the **True Point of Beginning** of the tract of land herein and hereby conveyed.

Thence continue through the Gingerich property North 11 degrees 44 minutes 20 seconds East 297.60 feet to a 5/8" rebar set in the north line of the Gingerich property.

Thence South 57 degrees 20 minutes 40 seconds East along the north line of the Gingerich property 106.25 feet to a 5/8" rebar set with cap at the Gingerich northeast corner.

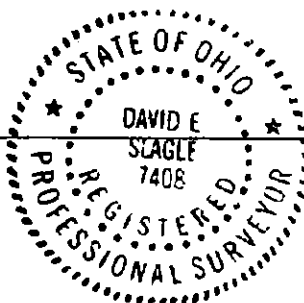
Thence South 32 degrees 39 minutes 11 seconds West along the Gingerich East line 277.99 feet to the **Point of Beginning**.

Containing 0.339 acres all in Madison County, Ohio.

Subject to all easements, reservations, and rights-of-way of record.

Survey made during October and November, 2006 by David E. Slagle, P.S. No. 7408 of XYZ Survey Service Ltd.

David E. Slagle
David E. Slagle, P.S. No. 7408



Nov 21, 2006
Date

LEGAL DESCRIPTION
TRACT NO. 3
0.112 ACRES

A tract of land located in the State of Ohio, Madison County, Darby Township and being a part of Virginia Military Survey No. 7059 and being a part of an 18 acre tract as recorded in Deed Book 192 Page 673 in the Madison County Records and now more particularly described by metes and bounds as follows:

Beginning for reference at an iron pin buried in the road at the intersection of Lombard-Chuckery Road (County Road 29) and Rosedale-Plain City Road (County Road 24);

Thence North 87 degrees 04 minutes 45 seconds West 19.13 feet to an iron pin;

Thence North 55 degrees 44 minutes 55 seconds West 4.90 feet to a railroad spike at the southeast corner of a small tract owned by Charles and Deborah Deleon (OR 98 Page 2464);

Thence along the centerline of Lombard-Chuckery Road (County Road 29) North 57 degrees 36 minutes 00 seconds West 213.05 feet to a railroad spike buried in the center of the road at the southwest corner of the Deleon property.

Thence continue along the centerline of said road North 57 degrees 20 minutes 47 seconds West 410.17 feet to a P.K. nail set for the Point of Beginning of the small tract herein and hereby conveyed.

Thence continue along the centerline of said road 61.05 feet to a P.K. nail marking the southeast corner of the Zendall Gingerich property (Book 221, Pg.221).

Thence leaving said centerline North 32 degrees 39 minutes 11 seconds east along the east line of the Gingerich property (passing a 5/8" rebar stamped XYZ at 30.00 feet) a total of 159.80 feet to a 5/8" rebar set with cap stamped XYZ.

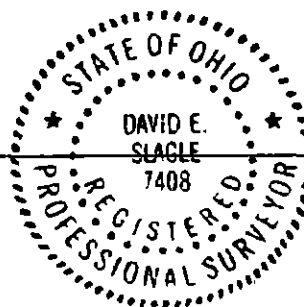
Thence leaving the Gingerich property South 11 degrees 44 minutes 20 seconds West 171.07 feet (passing a 5/8" rebar set with stamped XYZ at 138.96 feet) to the Point of Beginning.

Containing 0.112 acres all in Madison County, Ohio.

Subject to all easements, reservations, and rights-of-way of record.

Survey made during October and November, 2006 by David E. Slagle, P.S. No. 7408 of XYZ Survey Service Ltd.

David E. Slagle
David E. Slagle, P.S. No. 7408



11/21/06
Date

KO-0.082
CRA-0.03