



**NOTES:**

SCALE 1" = 100' 

REFERENCE BEARING N 42° 36' 45" E ASSUMED FROM A SURVEY PLAT OF A 3,000 ACRE TRACT SURVEYED BY ROGER IRWIN BAKER ON 4/01/92. SURVEY PLAT 119-92.

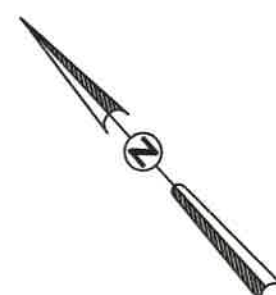
CENTERLINE OF C.R. 30-A AND THE DIVIDING LINE BETWEEN DARBY & CANAAN TOWNSHIP ESTABLISHED BY THE TWO 3,000 ACRE SURVEYS AS NOTED ON WEST SIDE OF C.R. 30 (SURVEY PLATS 72-87 & 119-92)

- ⊗ RAILROAD SPIKE FOUND
- MAG NAIL SET
- CONCRETE TOWNSHIP MONUMENT FOUND
- IRON PIPE SET

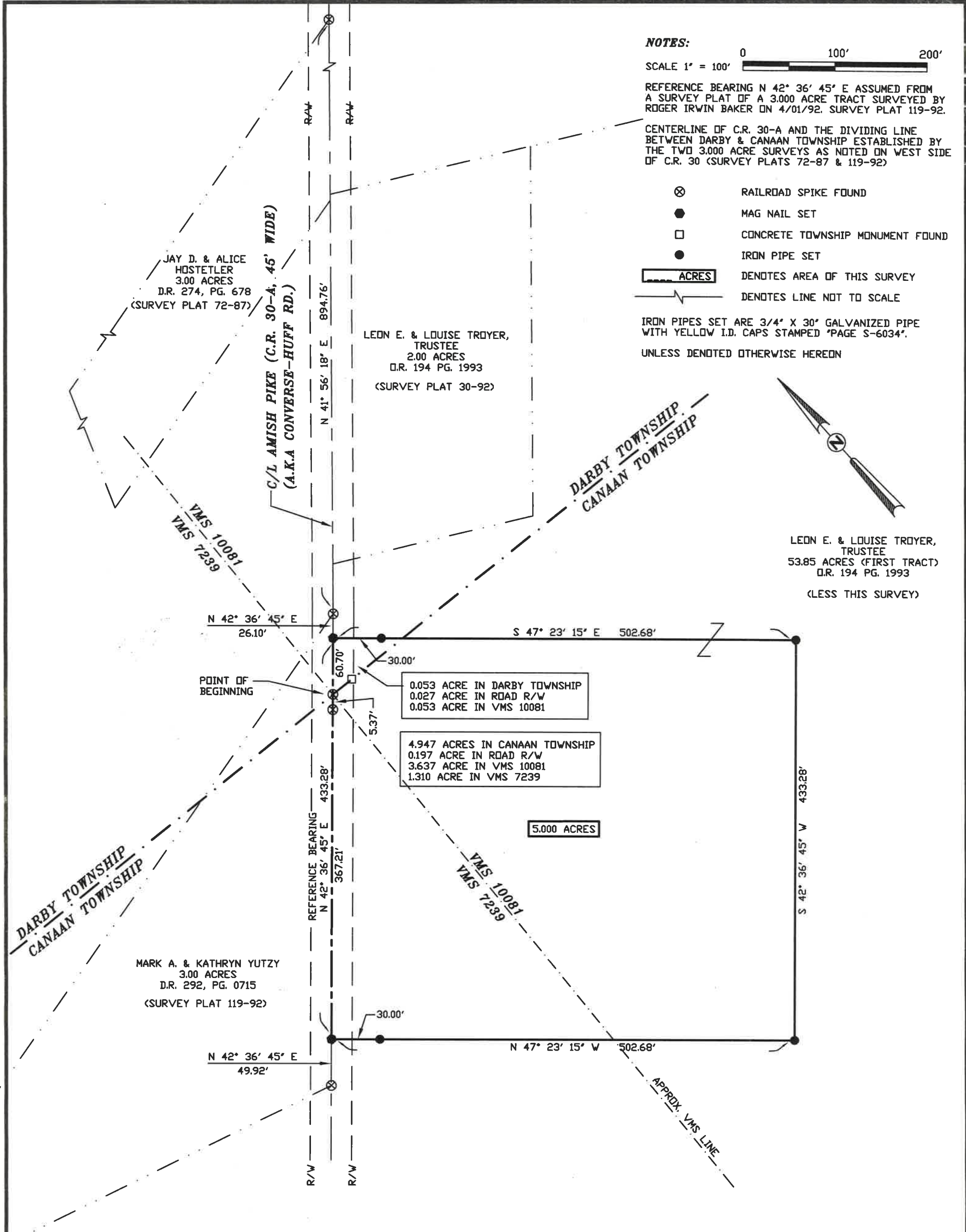
 ACRES DENOTES AREA OF THIS SURVEY  
 DENOTES LINE NOT TO SCALE

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

UNLESS DENOTED OTHERWISE HEREON



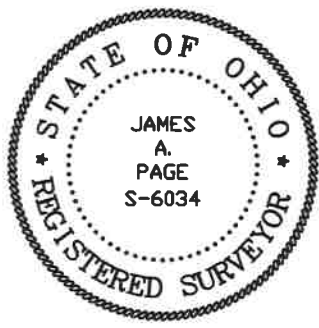
LEON E. & LOUISE TROYER, TRUSTEE  
 53.85 ACRES (FIRST TRACT)  
 D.R. 194 PG. 1993  
 (LESS THIS SURVEY)



0.053 ACRE IN DARBY TOWNSHIP  
 0.027 ACRE IN ROAD R/W  
 0.053 ACRE IN VMS 10081

4.947 ACRES IN CANAAN TOWNSHIP  
 0.197 ACRE IN ROAD R/W  
 3.637 ACRE IN VMS 10081  
 1.310 ACRE IN VMS 7239

5.000 ACRES



**PLAT OF BOUNDARY SURVEY FOR:**  
**LEON E. TROYER**  
 VIRGINIA MILITARY SURVEY NO. 10081 &  
 VIRGINIA MILITARY SURVEY NO. 7239  
 DARBY TOWNSHIP & CANAAN TOWNSHIP,  
 MADISON COUNTY, OHIO

JN 13-30 AUTOCAD 20130030TROYER.DWG

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated.  
*James Page 8/22/13*

**Page Engineering, Inc.**  
 112 East Fifth Street • Marysville OH 43040-0394  
 Tel: 937-644-1272 Fax: 937.644.3272

LEGAL DEED DESCRIPTION  
5.000 Acres

Real estate situated in Darby Township and Canaan Township of Madison County, Ohio; in the Virginia Military Survey Number 10081 and Virginia Military Survey Number 7239; being part of the 53.85 acre tract of land owned by Leon E. & Louise Troyer, Trustee (Official Record 194, page 1993; and being further bounded and described as follows:

Beginning at a railroad spike found on the point common to the centerline of Amish Pike (County Road 30-A, a.k.a. Converse-Huff Road, 45 feet wide), the division line between Darby Township and Canaan Township, and the division line between Virginia Military Survey Number 10081 and Virginia Military Survey Number 7239, said centerline of C.R. 30-A and the dividing line between Darby and Canaan Township as established by others and as shown on Survey Plats 72-87 and 119-92 for two (2) 3.000 acre tracts of land located on the west side of said C.R. 30-A;

thence with said centerline of County Road 30-A, North 42 degrees 36 minutes 45 seconds East (reference bearing), 60.70 feet to a mag nail set on the most northerly corner of the herein described 5.000 acre tract, said point bears South 42 degrees 36 minutes 45 seconds West 26.10 feet from a railroad spike found on the most easterly corner of a 3.00 acre tract of land owned by Mark A. and Kathryn Ann Yutzy (Deed Record 292, page 715), said railroad spike also being an angle point in said road and bears South 41 degrees 56 minutes 18 seconds West, 894.76 feet from a railroad spike found on the most easterly corner of a 3.00 acre tract of land owned by Jay D. and Alice Hostetler (Deed Record 274, page 678);

thence entering said Troyer 53.85 acre tract and making a new division thereof, the following three (3) consecutive courses:

1. South 47 degrees 23 minutes 15 seconds East, 502.68 feet to an iron pipe set (passing a set iron pipe at 30.00 feet);
2. South 42 degrees 36 minutes 45 seconds West, 433.28 feet to an iron pipe set;
3. North 47 degrees 23 minutes 15 seconds West, 502.68 feet to a mag nail set on the centerline of said County Road 30-A, said mag nail bears North 42 degrees 36 minutes 45 seconds East, 49.92 feet from a railroad spike found on the southwesterly corner of said Yutzy 3.00 acre tract (passing over an iron pipe set at 472.68 feet);

thence with the centerline of said County Road 30-A, North 42 degrees 36 minutes 45 seconds East, 372.58 feet to the place of beginning (passing over a railroad spike found at 367.21 feet);

Bearing (North 42 degrees 36 minutes 45 seconds East) assumed from a survey plat of a 3.000 acre tract surveyed by Roger Irwin Baker on April 01, 1992 (Survey Plat 119-92).

The tract as described from an actual field survey performed on or about August 14, 20013, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 5.000 acres, more or less, of which 0.053 acre is within Darby Township and Virginia Military Survey Number 10081 and 0.027 acre is subject to the road right-of-way within said Darby Township, and of which 4.947 acres are within Canaan Township, of which 3.637 acres are within Virginia Military Survey Number 10081 and 1.310 acres are within Virginia Military Survey Number 7239 and of which 0.197 acre is subject to the road right-of-way, said 5.000 acres is 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 "Page S-6034". The survey is recorded in the Map Room of the Madison County Engineer.

James A. Page, PS  
S-6034  
August 21, 2013  
JN 13-30

