

- LEGEND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
 - ⊙ MAG NAIL SET
 - ⊙ 3/4 INCH IRON ROD FOUND
 - ⊠ 6 INCH CONCRETE POST FOUND

REFERENCE NOTE:
 SURVEY OF REFERENCE WAS PAGE ENGINEERING,
 INC. SURVEY FOR CHARLES W. BISHOP DATED
 NOVEMBER 11, 1993.



A SURVEY OF A 0.543 ACRE TRACT OUT OF THE
 CHARLES W. BISHOP, IV AND ROBYN L. BISHOP
 45 POLES AND 54 SQUARE RODS
 OFFICIAL RECORD 271, PAGE 2669
 TRACTS I AND II
 AND AN AREA OF UNKNOWN OWNERSHIP
 AND A SURVEY OF OF A 0.115 ACRE TRACT OUT OF THE
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 CHARLES W. BISHOP, IV AND ROBYN L. BISHOP
 45 POLES
 OFFICIAL RECORD 271, PAGE 2669
 TRACT I
 AND AN AREA OF UNKNOWN OWNERSHIP
 VIRGINIA MILITARY SURVEY 7758-7830
 VILLAGE OF PLAIN CITY
 DARBY TOWNSHIP
 MADISON COUNTY, OHIO

APPROVED *Not split*
Anneville Fuller
 SURVEYED BY: *Young Insp*
2.1.16

William K. Bruce
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 NOVEMBER 13, 2015
 REVISED JANUARY 27, 2016



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 117 North Madriver Street,
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 www.lsminc.us
 surveys@lsminc.us

CLIFFORD RAY TROYER AND MARILYN B. TROYER
 0.1507 ACRE TRACT
 O.R. 271, PG. 848

EDGINGTON ENTERPRISES, LTD
 0.1807 ACRE TRACT
 O.R. 306, PG. 1436

JOHN E. WILSON
 0.191 ACRE TRACT
 O.R. 311, PG. 1225

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Bellefontaine OH 43311



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BISHOP 0.543 ACRE

Lying in Virginia Military Survey 7758-7830, Darby Township, Village of Plain City, Madison County, Ohio. (Parcel Numbers 04-00049.000 and 04-00048.000))

Being part of the Charles W. Bishop, IV and Robyn L. Bishop 45 poles and 54 square rods as deeded and described in Official Record 271, Page 2669, Tract I and II of the Madison County Records of Deeds and being part of an area of unknown ownership.

Commencing at a 3/4 inch iron rod found at the intersection of the south right-of-way of Jackson Street (30 feet wide) and the east right-of-way of Chillicothe Street (60 feet wide).

THENCE, with the east right-of-way of Chillicothe Street, N 25°-00'-00"W, a distance of 123.83 feet to a point at the TRUE POINT OF BEGINNING, referenced by a 5/8 inch iron rod that bears N 65°-00'-00"E, a distance of 2.00 feet.

THENCE, with the east right-of-way of Chillicothe Street, N 25°-00'-00"W, a distance of 65.06 feet to a 6 inch concrete post found.

THENCE, with the south line of the Gregory Thompson and Sirilak Thompson 0.245 acre tract (O.R. 182, Pg. 606), N 65°-26'-25"E, a distance of 110.45 feet to a 3/4 inch iron rod found.

THENCE, with the south line of the TBD Holdings, LLC 0.4025 acre tract (O.R. 234, Pg. 752, Tract 4), N 78°-57'-46"E, a distance of 90.42 feet to a 5/8 inch iron rod set.

THENCE, with the west right-of-way of a 20 feet wide alley the following two courses:

S 00°-33'-23"W, a distance of 113.28 feet to a 3/4 inch iron pipe found.

S 27°-49'-15"E, a distance of 83.79 feet to a 5/8 inch iron rod set.

THENCE, S 88°-42'-47"W, a distance of 104.60 feet to a 5/8 inch iron rod set.

THENCE, N 25°-00'-00"W, a distance of 97.46 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 10.00 feet.

THENCE, S 68°-56'-08"W, a distance of 57.81 feet to the point of beginning.

Containing 0.543 acre.

0.180 acre is within parcel number 04-00049.000.
0.348 acre is within parcel number 04-00048.000.
0.015 acre is within an area of unknown ownership.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the east right-of-way of Chillicothe Street, being N 25°-00'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 14, 2015.



Description prepared by:

William K. Bruce

William K. Bruce
Professional Surveyor 7437
December 14, 2015
Revised January 27, 2016

APPROVED

L-60251015R-1

Annabell Fuller
Janing Insp.
2.1.16

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BISHOP 0.115 ACRE

Lying in Virginia Military Survey 7758-7830, Darby Township, Village of Plain City, Madison County, Ohio. (Parcel Number 04-00049.000)

Being part of the Charles W. Bishop, IV and Robyn L. Bishop 45 poles as deeded and described in Official Record 271, Page 2669, Tract I of the Madison County Records of Deeds and being part of an area of unknown ownership.

Commencing at a 3/4 inch iron rod found at the intersection of the south right-of-way of Jackson Street (30 feet wide) and the east right-of-way of Chillicothe Street (60 feet wide).

THENCE, with the east right-of-way of Chillicothe Street, N 25°-00'00"W, a distance of 47.74 feet to a point, referenced by a MAG nail set that bears S 88°-42'-47"W, a distance of 10.00 feet, at the TRUE POINT OF BEGINNING.

THENCE, with east right-of-way of Chillicothe Street, N 25°-00'00"W, a distance of 76.09 feet to a point referenced by a 5/8 inch iron rod set that bears N 65°-00'-00"E a distance of 2.00 feet.

THENCE, N 68°-56'-08"E, a distance of 57.81 feet to a 5/8 inch iron rod.

THENCE, S 25°-00'-00"E, a distance of 97.46 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 87.46 feet.

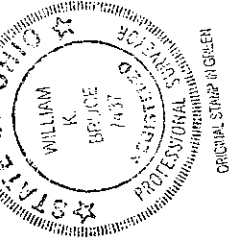
THENCE, with the north line of the Clifford Ray Troyer and Marilyn B. Troyer 0.1507 acre tract (O.R. 271, Pg. 848), S 88°-42'-47"W, a distance of 63.00 feet to the point of beginning.

Containing 0.115 acre.

0.109 acre is within parcel number 04-000493.000.
0.006 acre is within an area of unknown ownership.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the east right-of-way of Chillicothe Street, being N 25°-00'-00"W and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 14, 2015.



Description prepared by:
William K. Bruce
William K. Bruce
Professional Surveyor 7437
December 14, 2015
Revised January 27, 2016

L-60251015R-1

Christelle Jullien
Jonny Orsage
2/16