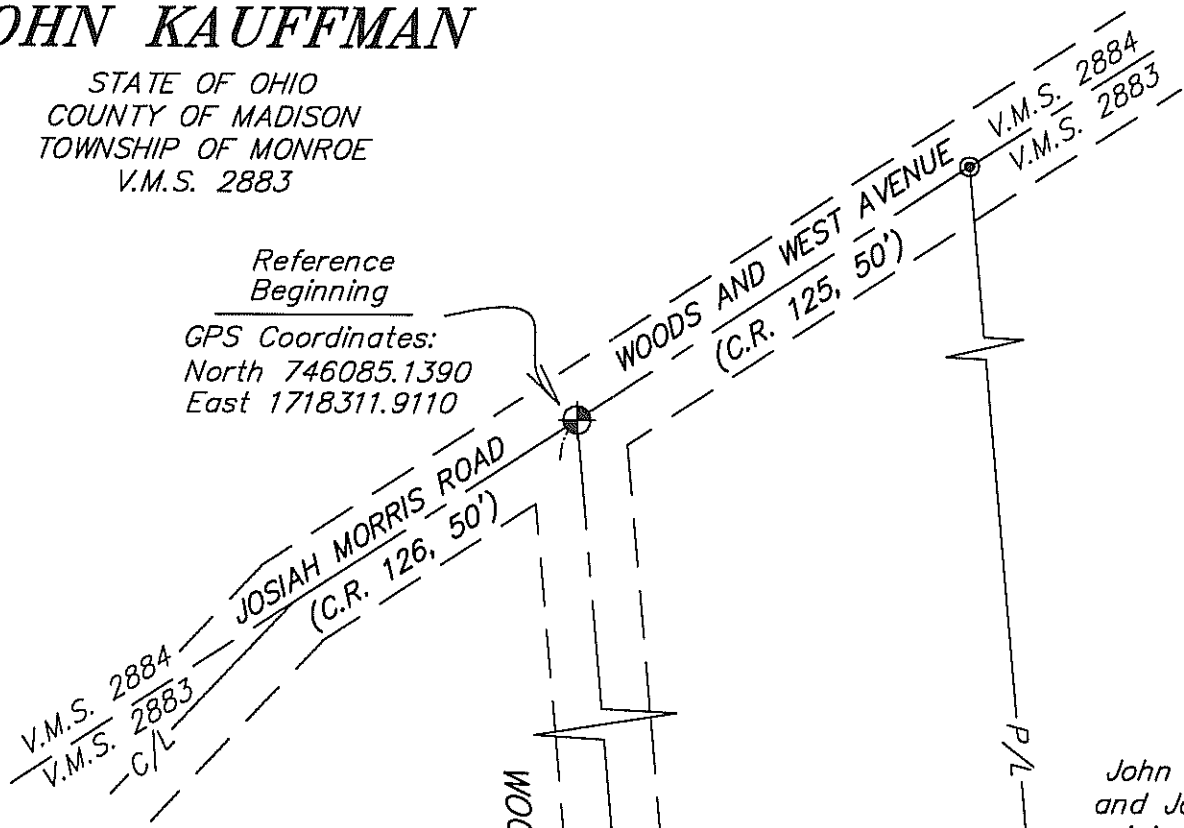


SURVEY FOR JOHN KAUFFMAN

STATE OF OHIO
COUNTY OF MADISON
TOWNSHIP OF MONROE
V.M.S. 2883



Reference
Beginning
GPS Coordinates:
North 746085.1390
East 1718311.9110



LEGEND:

- ⊕ Railroad spike found
- ⊙ Magnetic nail found
- Magnetic nail set
- 5/8 inch iron pin found with cap marked "RI BAKER S-5539"
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"

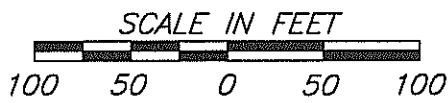
NOTES:

Reference deeds are shown hereon

Auditor carries remainder of original 33.816 acre tract as 2.0882 acres

Bearings indicated hereon are based on GPS observations referenced to the Ohio State Plane Coordinate System (South Zone) and NAD of 1983 (2011 adjustment).

Both 1.280 acre tracts do not conform with current zoning requirements for lot splits but was previously granted permission in April of 2003 by Madison County Subdivision Review Board for a future land split as referenced on Rodger Irwin Baker's May of 2003 plat of survey of said original 70.26019 acre tract (Survey ID #66-30). The current Zoning Board has agreed to allow this lot split based on their previous decision.



Date: May 5, 2016
Scale: 1"=100'

Drawing: KauffmanJohnMay16
Project: KauffmanJohnMay16

**Paul R. Clapsaddle
and Associates**

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.



John E. Kauffman, Jr.
and Joyce A. Kauffman
original 70.26019 acres
O.R. 165, Pg. 392
(County Auditor carries
as 68.2781 acres)

Herman J. Kramer
and Vera Mae Kramer
5.0267 acre tract
O.R. 136, Pg. 1583

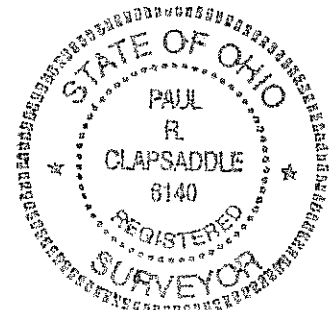
Place of Beginning
Tract 1
GPS Coordinates:
North 745064.5434
East 1718400.1109

Place of Beginning
Tract 2
GPS Coordinates:
North 744890.6944
East 1718415.1350

1.280 Acres, Tract 1
Part of the remainder of Anna
Kauffman, Trustee's original 33.816
acre Second Tract described in
Official Record 36, page 247
Parcel No. 11-00169.002
(Auditor carries as 2.0882 acres)

1.280 Acres, Tract 2
Part of the remainder of Anna
Kauffman, Trustee's original 33.816
acre Second Tract described in
Official Record 36, page 247
Parcel No. 11-00169.002
(Auditor carries as 2.0882 acres)

John E. Kauffman, Jr.
and Joyce A. Kauffman
original 70.26019 acres
O.R. 165, Pg. 392
(County Auditor carries
as 68.2781 acres)



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140

SURVEY FOR JOHN KAUFFMAN
1.280 Acre Tract 1
May 5, 2016

The following described 1.280 acre Tract 1 is situated in the State of Ohio, County of Madison, Township of Monroe, V.M.S. 2883, being part of the remainder of Anna Kauffman, Trustee's original 33.816 acres, Second Tract (Auditor currently carries as 2.0882 acres) (Parcel No. 11-00169.002) described in Official Record 36, page 247, and said 1.280 acre Tract 1 being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Woods and West Avenue (C.R. 125,50 feet wide), with the centerline of Josiah Morris Avenue (C.R. 126, 50 feet wide), said spike also being at an angle point in the centerline of Woods and West Avenue and marking the northwest corner of Herman J. Kramer and Vera Mae Kramer's 5.0267 acre tract described in Official Record 136, page 1583, said spike also being in the northwest line of V.M.S. 2883 and in the southeast line of V.M.S. 2884;

Thence South $4^{\circ}56'21''$ East 1024.40 feet, entering V.M.S. 2883, following the centerline of Woods and West Avenue and the west line of said 5.0267 acre tract, to a magnetic nail found at the northwest corner of the remainder of said original 33.816 acre tract and at the southwest corner of said 5.0267 acre tract, said nail marking the *place of beginning*;

Thence *North $56^{\circ}12'01''$ East 347.49 feet*, departing from the centerline of Woods and West Avenue, following the northwest line of the remainder of said original 33.816 acre tract and the southeast line of said 5.0267 acre tract, passing at 33.23 feet a 5/8 inch iron pin found with cap marked "RI BAKER S-5539", also passing at 244.75 feet a 5/8 inch iron pin found with cap marked "RI BAKER S-5539" at a southwest corner of the remainder of John E. Kauffman, Jr. and Joyce A. Kauffman's original 70.26019 acre tract described in Official Record 165, page 392, thereafter following a southeast line of said original 70.26019 acre tract, to an iron pin set;

Thence *South $4^{\circ}56'21''$ East 192.00 feet*, following the east line of the remainder of said original 33.816 acre tract and a west line of the remainder of said original 70.26019 acre tract, to an iron pin set;

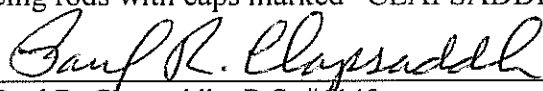
Thence *South $58^{\circ}47'21''$ West 339.39 feet*, crossing the remainder of said original 33.816 acre tract, passing at 311.51 feet an iron pin set, to a magnetic nail set in the centerline of Woods and West Avenue and in the west line of the remainder of said original 33.816 acre tract;

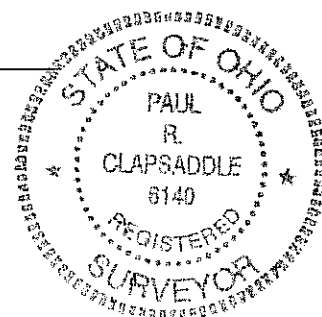
Thence *North $4^{\circ}56'21''$ West 174.50 feet*, following the centerline of Woods and West Avenue and the west line of the remainder of said original 33.816 acre tract, to the *place of beginning, containing 1.280 acres*, more or less, and being subject to all valid easements and restrictions of record.

The above described 1.280 acre tract does not conform with current zoning requirements for lot splits but was previously granted permission in April of 2003 by the Madison County Subdivision Review Board for a future land split as referenced on Rodger Irwin Baker's May of 2003 plat of survey of said original 70.26019 acre tract (Survey ID #66-03). The current Zoning Board has agreed to allow this lot split based on their previous decision.

The above description was prepared based on an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of May 2016. Bearings described herein are based on GPS observations referenced to the Ohio State Plane Coordinate System (South Zone) and NAD of 1983 (2011 adjustment). Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST:


Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio, 43030
(937) 747-2599



SURVEY FOR JOHN KAUFFMAN
1.280 Acre Tract 2
May 5, 2016

The following described 1.280 acre Tract 2 is situated in the State of Ohio, County of Madison, Township of Monroe, V.M.S. 2883, being part of the remainder of Anna Kauffman, Trustee's original 33.816 acres, Second Tract (Auditor currently carries as 2.0882 acres) (Parcel No. 11-00169.002) described in Official Record 36, page 247, and said 1.280 acre Tract 2 being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Woods and West Avenue (C.R. 125, 50 feet wide), with the centerline of Josiah Morris Avenue (C.R. 126, 50 feet wide), said spike also being at an angle point in the centerline of Woods and West Avenue and marking the northwest corner of Herman J. Kramer and Vera Mae Kramer's 5.0267 acre tract described in Official Record 136, page 1583, said spike also being in the northwest line of V.M.S. 2883 and in the southeast line of V.M.S. 2884;

Thence South $4^{\circ}56'21''$ West 1198.90 feet, entering V.M.S. 2883, following the centerline of Woods and West Avenue and the west line of said 5.0267 acre tract, passing at 1024.40 feet a magnetic nail found at the northwest corner of remainder of said original 33.816 acre tract, thereafter following the west line of the remainder of said original 33.816 acre tract, to a magnetic nail set and marking the *place of beginning*;

Thence *North $58^{\circ}47'21''$ East 339.39 feet*, departing from the centerline of Woods and West Avenue, crossing the remainder of said original 33.816 acre tract, passing at 27.88 feet an iron pin set, to an iron pin set in a west line of the remainder of John E. Kauffman, Jr. and Joyce A. Kauffman's original 70.26019 acre tract described in Official Record 165, page 392;

Thence *South $4^{\circ}56'21''$ East 174.50 feet*, following the east line of the remainder of said original 33.816 acre tract and a west line of the remainder of said original 70.26019 acre tract, to an iron pin set;

Thence *South $56^{\circ}12'01''$ West 347.49 feet*, following the southeast line of the remainder of said original 33.816 acre tract, and a northwest line of the remainder of said original 70.26019 acre tract, passing at 318.94 feet an iron pin set, to a magnetic nail set in the centerline of Woods and West Avenue;

Thence *North $4^{\circ}56'21''$ West 192.00 feet*, following the centerline of Woods and West Avenue and the west line of the remainder of said original 33.816 acre tract, to the *place of beginning, containing 1.280 acres*, more or less, and being subject to all valid easements and restrictions of record.

The above described 1.280 acre tract does not conform with current zoning requirements for lot splits but was previously granted permission in April of 2003 by the Madison County Subdivision Review Board for a future land split as referenced on Rodger Irwin Baker's May of 2003 plat of survey of said original 70.26019 acre tract (Survey ID #66-03). The current Zoning Board has agreed to allow this lot split based on their previous decision.

The above description was prepared based on an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of May 2016. Bearings described herein are based on GPS observations referenced to the Ohio State Plane Coordinate System (South Zone) and NAD of 1983 (2011 adjustment). Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST:

Paul R. Clapsaddle

Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio, 43030
(937) 747-2599

