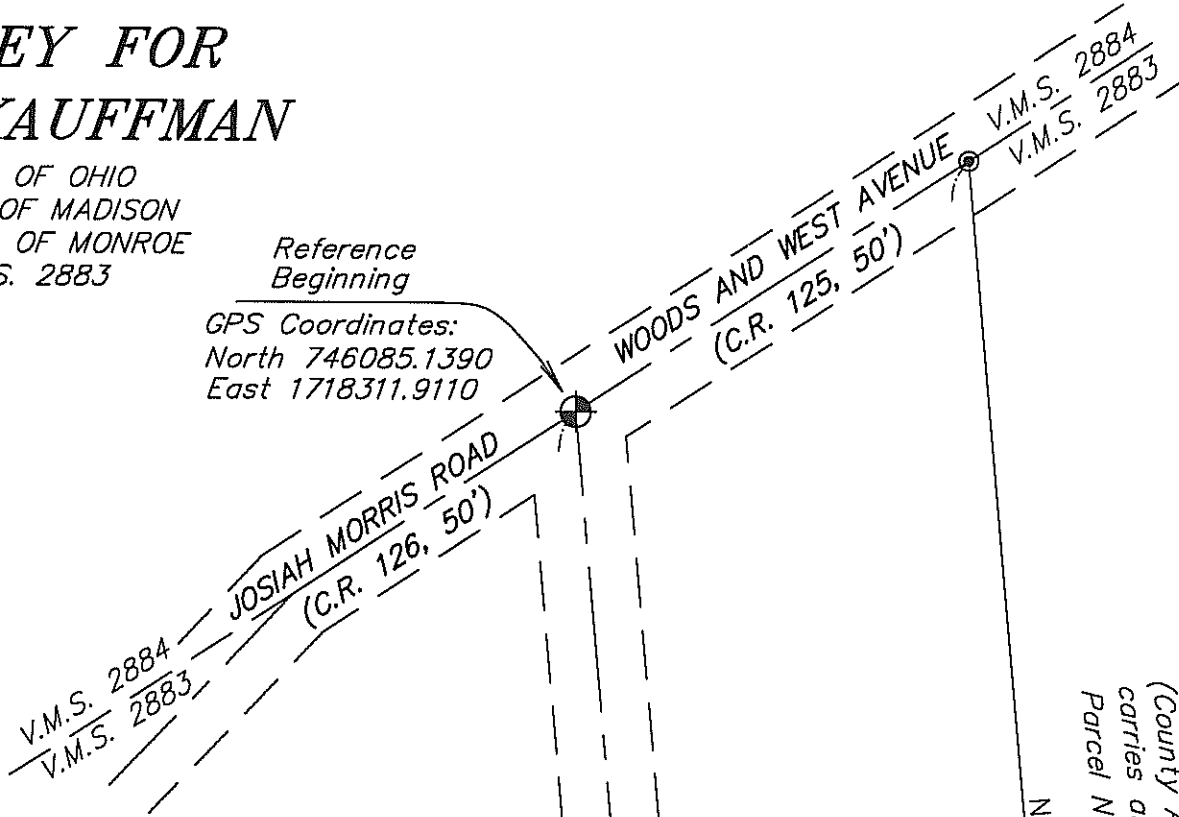


SURVEY FOR JOHN KAUFFMAN

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

Reference
Beginning

GPS Coordinates:
North 746085.1390
East 1718311.9110



John E. Kauffman, Jr.
and Joyce A. Kauffman
original 70.26019 acres
O.R. 165, Pg. 392
(County Auditor currently
carries as 68.2781 acres)
Parcel No. 11-00169.003

0.610 Acre
Part of John E. Kauffman, Jr.
and Joyce A. Kauffman's original
70.26019 acre tract described in
O.R. 165, Pg. 392
Parcel No. 11-00169.003

LEGEND:

- ⊕ Railroad spike found
- ⊙ Magnetic nail found
- 5/8 inch iron pin found with cap marked "RI BAKER S5539"
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"

NOTES:

Reference deeds are shown hereon

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

This tract has no road frontage and must be attached to an adjoining tract with road frontage.

WOODS AND WEST AVENUE
(C.R. 125, 50')

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

GPS Coordinates:
North 745257.8476
East 1718688.8692

Place of
Beginning

Anna Kauffman, Trustee's
remainder of an original
33.816 acre Second Tract
O.R. 36, Pg. 247

GPS Coordinates:
North 745064.5434
East 1718400.1109



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

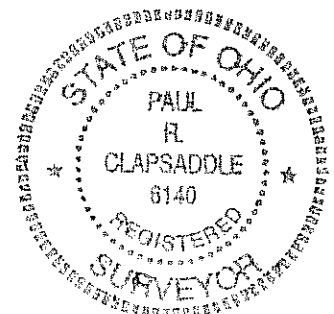
Project: KauffmanJohnMay16
Drawing: KauffmanJ0.610acMay16

**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.



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
0.610 Acre
May 5, 2016

The following described 0.610 acre tract is situated in the State of Ohio, County of Madison, Township of Monroe, V.M.S. 2883, being part of the remainder of John E. Kauffman, Jr. and Joyce A. Kauffman's original 70.26019 acre tract (Auditor currently carries as 68.2781 acres) (Parcel No. 11-00169.003) described in Official Record 165, page 392, and said 0.610 acre tract 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 Anna Kauffman, Trustee's original 33.816 acre Second Tract described in Official Record 36, page 247;

Thence North $56^{\circ}12'01''$ East 244.75 feet, departing from the centerline of Woods and West Avenue, following the south line of said 5.0267 acre tract and the north line of the remainder of said original 33.816 acre tract, passing at 33.23 feet a 5/8 inch iron pin found with cap marked "RI BAKER S-5539", to a 5/8 inch iron pin found with cap marked "RI BAKER S-5539" at a southwest corner of the remainder of said 70.26019 acre tract and at the southeast corner of said 5.0267 acre tract, said last described iron pin marking the *place of beginning*;

Thence *North $4^{\circ}56'32''$ West 294.91 feet*, following a west line of the remainder of said original 70.26019 acre tract and the east line of said 5.0267 acre tract, to an iron pin set;

Thence *North $55^{\circ}59'07''$ East 103.03 feet*, entering the remainder of said original 70.26019 acre tract, to an iron pin set;


Thence *South $04^{\circ}55'44''$ East 295.39 feet*, continuing through the remainder of said original 70.26019 acre tract, to an iron pin set at the northeast corner of the remainder of said original 33.816 acre tract and at angle point in the westerly line of the remainder of said original 70.26019 acre tract;

Thence *South $56^{\circ}12'01''$ West 102.74 feet*, following a south line of the remainder of said original 70.26019 acre tract and the north line of the remainder of said original 33.816 acre tract, to the *place of beginning, containing 0.610 acre*, more or less, and being subject to all valid easements and restrictions of record.

The above described 0.610 acre tract does not have road frontage and must be attached to an adjoining land owner with legal road frontage.

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

