

A SURVEY

for a
2.025 Acre LOT SPLIT

for
Jonas N. & Elma J. Troyer, Trustees
for
The Troyer Family Trust

In Virginia Military Surveys 10469
Canaan Township, Madison County, Ohio

LOCATION: On the west side of Lafayette-Plain City Road (County Road 5), 1800 feet north of the intersection of Kaufman Road (Township Road 153) and Lafayette-Plain City Road, in Virginia Military Survey 10469, Canaan Township, Madison County, Ohio.

PRIOR DEED REFERENCES and OWNERSHIP:

OWNER: Jonas N. and Elma J. Troyer, Trustees under *The Troyer Family Trust*, Official Records 245, Page 386.

	Auditor's Parcel	AREA	Deed	Description
ORIGINAL TRACT	#01-00437.000	74.35 acres	O.R.245, Pg.386	VMS 10469
NEW LOT		2.025 acres		
REMAINDER		72.33 acres		

BASIS OF BEARING: N38°43'38"E as measured along the Centerline of Lafayette-Plain City Road (County Road 5) between a railroad spike found at the intersection of Kaufman Road (Twp. Rd. 153) and a MAGNail found at the southeast corner of the property owned by Howard E. & Tracey L. Troyer (Deed Book 292, Page 783). The bearing was established using GPS survey data corrected using the National Geodetic Survey, Online Positioning User Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

NOTES:

1. *Drainage Easement* established in O.R. 161, Page 1634 and shown on Survey 44-03
2. *New Drainage Easement* established to serve the new 2.025 acre lot.
3. The *Point of Beginning* is located S33°25'31"W, 3891.85 feet, from *Madison County Benchmark 02-003*.

DEED REFERENCES

ID No.	Name	Deed Reference	Parcel	Survey
1	Howard E. & Tracey L. Troyer	D.B. 292, Page 783	01-00437.001	26-90, 120-92
2	Jonas N. & Elma J. Troyer, Trustees, <i>The Troyer Family Trust</i>	O.R. 245, Page 386	01-00437.000	
3	Travis & Martha Engel	O.R. 161, Page 1634	01-00437.002	44-03

LEGEND

- Monument found
- Monument set

Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled *ELLIOTT PS7759*.



CERTIFICATION: 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 Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in June of 2016.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

06/20/2016

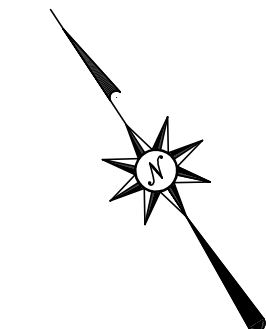
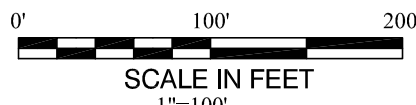
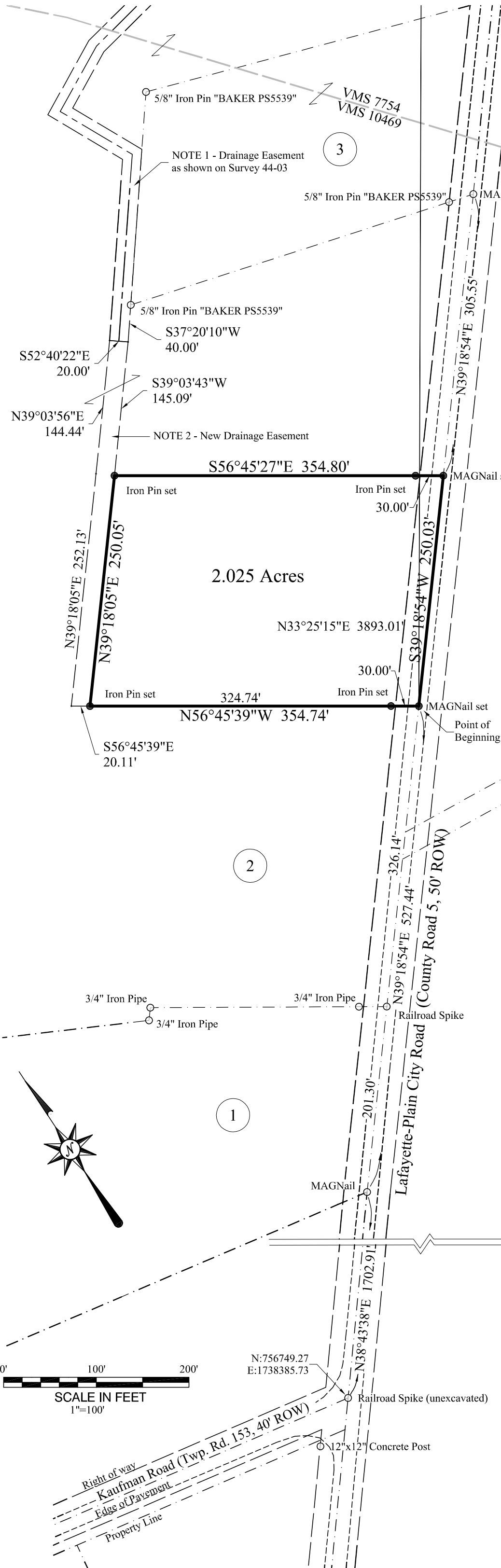


EXHIBIT A

DESCRIPTION of a 2.025 Acre Lot Split On Lafayette-Plain City Road

In the Name of

**Jonas N. & Elma J. Troyer, Trustees of
The Troyer Family Trust
in Virginia Military Survey 10469
Canaan Township, Madison County, Ohio**

This description is for 2.025 Acre Lot Split from a 74.35 acre property (by deed) in the name of Jonas N. & Elma J. Troyer, Trustees, for *The Troyer Family Trust* (Official Records 245, Page 386, Auditor's Parcel Number 01-00437.000), located about 1800 feet north of the intersection of Kaufman Road (Township Road 153, 40 feet Right-of-way) and Lafayette-Plain City Road (County Road 5, 50 foot R.O.W.), in Virginia Military Survey 10469, Canaan Township, Madison County, Ohio and is further described as follows:

Commencing at a Railroad Spike at the intersection of said Kaufman Road and said Lafayette-Plain City Road,
Thence N38°43'38"E, 1702.91 feet, along the centerline of said Lafayette-Plain City Road, to a MAGNail™ found at the southeast corner of a property in the name of Howard E. and Tracey L Troyer (Deed Book 292, Page 783),

Thence N39°18'54"E, 527.44 feet, passing a Railroad Spike found at 201.30 feet at the northeast corner of the said Howard E. Troyer property, and continuing along the southeast line of the said Jonas N. Troyer property, to a MAGNail™ set at the TRUE POINT OF BEGINNING;

Thence N56°45'39"W, 354.74 feet, into the said Jonas N. Troyer property, passing the R.O.W. of said Lafayette-Plain City Road at 25.00 feet and an iron pin set for reference at 30.00 feet, to an iron pin set;

Thence N39°18'05"E, 250.05 feet, to an iron pin set;

Thence S56°45'27"E, 354.80 feet, passing an iron pin set for reference at 324.80 feet and the R.O.W. of said Lafayette-Plain City Road at 329.80 feet, to a MAGNail™ set in the centerline of said road;

Thence S39°18'54"W, 250.03 feet, along the centerline of said Lafayette-Plain City Road, to the TRUE POINT OF BEGINNING;

The 2.025 acre Lot Split benefits from an existing *Drainage Easement* established by deed reference O.R. 161, Page 1634 and Survey 44-03 (Madison County Map Room) and from a *New Drainage Easement* that attaches to the existing *Drainage Easement* as follows;

Beginning at an iron pin set at the westernmost corner of the 2.025 acres Lot Split, said iron pin is N56°45'39"W, 354.74 feet, from the TRUE POINT OF BEGINNING of the 2.025 acre Lot Split description, above;

Thence N56°45'39"W, 20.11 feet, to a point;

Thence N39°18'05"E, 252.13 feet, to a point;

Thence N39°03'56"E, 144.44 feet, to the southwest corner of the said existing *Drainage Easement*;

Thence S52°40'22"E, 20.00 feet, along the southwest line of the said existing *Drainage Easement*, to a point that is S37°20'10"W, 40.00 feet from a 5/8 inch diameter Iron Pin found with an identification cap engraved *BAKER PS5539* at the southwest corner of a property in the name of Travis & Martha Engel (O.R. 161, Page 1634);

Thence S39°03'43"W, 145.09 feet, to an iron pin set at the northwest corner of the said 2.025 acre Lot Split;

Thence S39°18'05"W, 250.05 feet, along the northwest line of the said 2.025 acre Lot Split, to the beginning.

Said Lot Split contains 2.025 acres in V.M.S. 10469 and is subject to all easements and Rights-of-way of record. The **BASIS OF BEARINGS** is N38°43'38"E along the centerline of said Lafayette-Plain City Road as established by a G.P.S. survey corrected using the National Geodetic Service, National Spatial Reference System to State Plane Coordinate System 3402 OHIO SOUTH (NAD83). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise noted. This description is based on a survey performed in June of 2016 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code and is not valid unless signed by the surveyor.



Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

06/20/2016