

Graphic Scale 1"=100'



0 100

Legend

30" X 5/8" rebar Set
w/ 1" plastic ID cap
inscribed "Moore 7011"

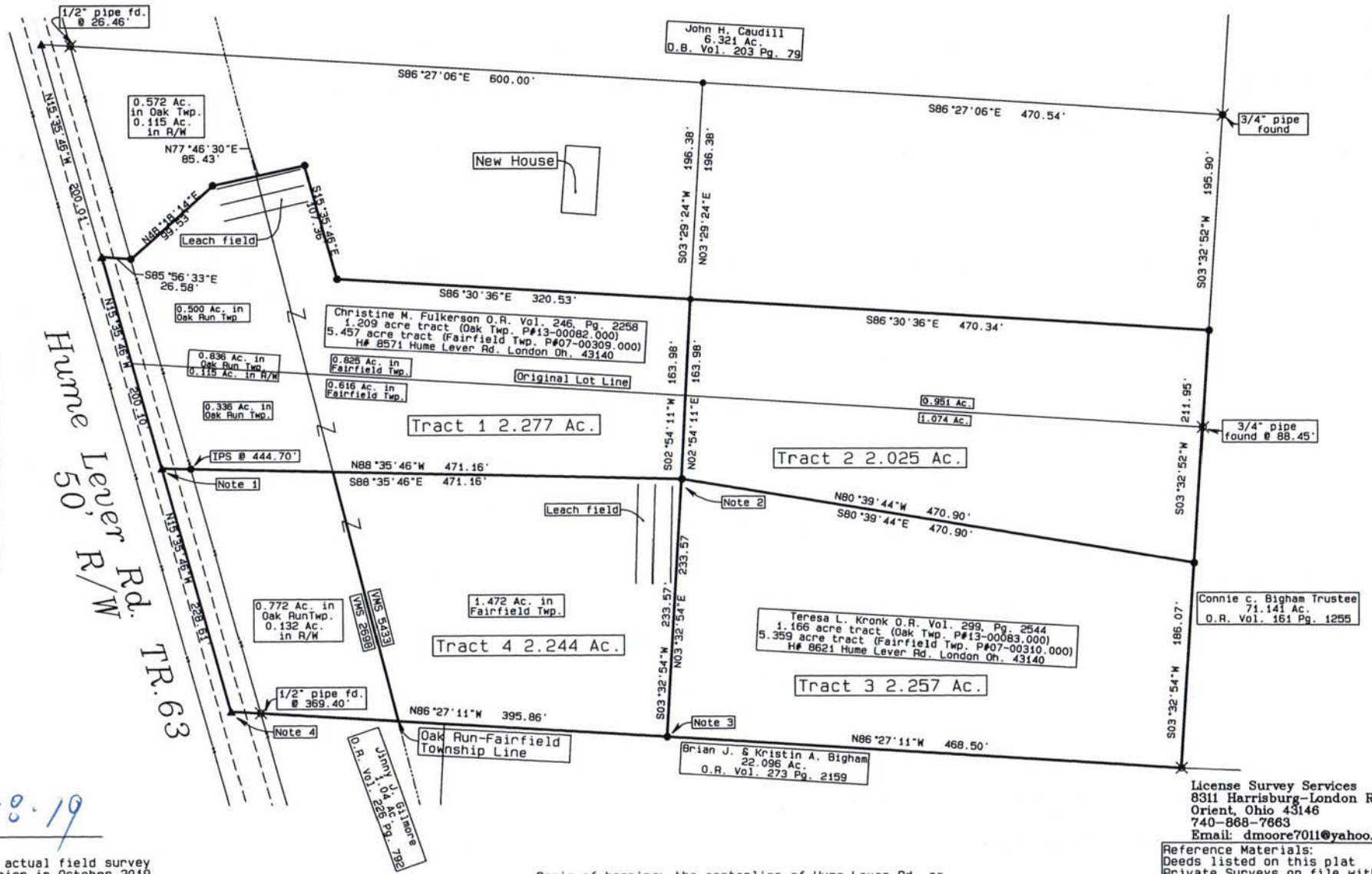
▲ Mag Spike Set

⊗ Iron Pin Found
Properties Noted
on Plat

Plat of Survey
for

Kevin Kronk and Christine Fulkerson

Situate in the State of Ohio, Madison County, Oak Run and Fairfield Townships and being 4.302 acres (total) from a 1.209 acre tract (Oak Twp. P#13-00082.000) and a 5.457 acre tract (Fairfield Twp. P#07-00309.000) as described in the deed to Christine M. Fulkerson recorded in O.R. Vol. 246, Pg. 2258 and 4.501 acres (total) from a 1.166 acre tract (Oak Twp. P#13-00083.000) and a 5.359 acre tract (Fairfield Twp. P#07-00310.000) as described in the deed to Kevin M. & Teresa L. Kronk recorded in O.R. Vol. 299, Pg. 2545

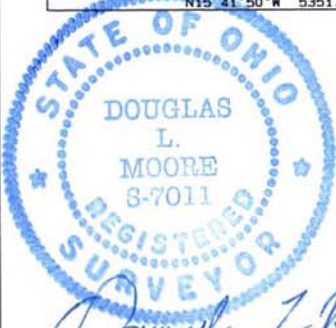


Note 1 POB 2.277 Ac. Tract
N=661200.20, E=1742281.45
Ref POB 5/8" rebar found at the common corner of
VMS 5433 and 2698 at an angle point in Hume Lever Rd.
N15 41'35"W 5580.18'

Note 2 POB 2.025 Ac. Tract
N=651188.65, E=1742752.47
Ref POB 5/8" rebar found at the common corner of
VMS 5433 and 2698 at an angle point in Hume Lever Rd.
N10 57'44"W 5460.27ft

Note 3 POB 2.257 Ac. Tract
N=660955.53, E=1742738.01
Ref POB 5/8" rebar found at the common corner of
VMS 5433 and 2698 at an angle point in Hume Lever Rd.
N11 36'10"W 5234.47ft

Note 4 POB 2.244 Ac. Tract
N=660980.01, E=1742342.91
Ref POB 5/8" rebar found at the common corner of
VMS 5433 and 2698 at an angle point in Hume Lever Rd.
N15 41'50"W 5351.58'



Douglas L. Moore 11-8-19

Douglas L. Moore PS7011

I certify the above plat to be the result of an actual field survey performed under my direct knowledge and supervision in October 2019, and meets the minimum standards for boundary surveys in the state of Ohio as adopted and set forth by Ohio Revised Code chapter 4733-37, and local governing requirements if more stringent shall be adhered to.

Basis of bearing: the centerline of Hume Lever Rd. as North 15°35'46" West based on GPS field observations using US State Plane NAD 83 (CORS 2011) adjustment, Ohio South Zone 3402 Coordinate system.

License Survey Services
8311 Harrisburg-London Rd
Orient, Ohio 43146
740-868-7863
Email: dmoore7011@yahoo.com

Reference Materials:
Deeds listed on this plat
Private Surveys on file with
Madison County Engineers Office
Madison County GIS
Interviews with property owners

Douglas L. Moore
Professional Land Surveyor
Ohio Registration 7011
8311 Harrisburg & London Rd
Orient, Ohio 43146
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Description of 2.277 Acre Tract
Tract-1

Situate in the State of Ohio, Madison County, Oak Run and Fairfield Townships and a part of VMS 5433 and VMS 2698 and being 0.336 acres from a 1.166 acre tract (Auditors parcel # 13-00083.000) and 0.616 acres from and a 5.359 acre tract (Auditors parcel # 07-00310.000) as described in the deed to Kevin M. & Teresa L. Kronk recorded in O.R. Vol. 299, Pg. 2544 and 0.500 acres from a 1.209 acre tract (Auditors parcel # 13-00082.000) and 0.825 acres from a 5.457 acre tract (Auditors parcel # 07-00309.000) as described in the deed to Christine M. Fulkerson recorded in O.R. Vol. 246, Pg. 2258 and being more particularly described as follows:

Beginning for reference at a 5/8" rebar found at the common corner of VMS 5433 and VMS 2698 and at an angle point in Hume Lever Rd., thence for a straight line tie, North 15° 41'35" West 5580.18 feet to a "mag spike" set in the center of the pavement of Hume Lever Road (Township Rd. 63 50' R/W) and being the true point of beginning;

thence, along the grantors westerly line, and the center of the pavement of said Hume Lever Road, North 15°35'46" West, a distance of 200.10 feet to a "mag spike" set:

thence, over said 1.209 and 5.457 acre tracts the following six courses:

- 1) South 85°56'33" East, a distance of 26.58 feet to an iron pin set;
- 2) North 48°18'14" East, a distance of 99.53 feet to an iron pin set;
- 3) North 77°46'30" East, crossing over the township line a distance of 85.43 feet to an iron pin set;
- 4) South 15°35'46" East, a distance of 107.36 feet to an iron pin set;
- 5) South 86°30'36" East, a distance of 320.53 feet to an iron pin set;
- 6) South 02°54'11" West, crossing over the original lot line a distance of 163.98 feet to an iron pin set in said 5.359 acre tract;

thence, North 88°35'46" West, crossing over the township line and passing an iron pin set at 444.70 feet a total distance of 471.16 feet to the Point of Beginning and containing 2.277 ACRES, more or less. Of which 0.850 acres are in Oak Run Township and 1.427 acres are in Fairfield Township and 0.115 acres are in the existing right of way of Hume Lever road.

This description was prepared from an actual field survey of the property in October 2019

Basis of bearing: the centerline of Hume Lever Rd. as North 15°35'46" West based on GPS field observations using US State Plane NAD 83 (CORS 2011) adjustment, Ohio South Zone 3402 Coordinate system. All iron pins set are 30" #5 rebars with plastic I.D. caps. Subject to all legal rights of way, restrictions and easements of record.



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Description of 2.025 Acre Tract
Tract-2
Non-building site for residential

Situate in the State of Ohio, Madison County, Fairfield Township and a part of VMS 5433 and being 1.074 acres from a acres from a 5.359 acre tract (Auditors parcel # 07-00310.000) as described in the deed to Kevin M. & Teresa L. Kronk recorded in O.R. Vol. 299, Pg. 2544 and 0.951 acres from a 5.457 acre tract (Auditors parcel # 07-00309.000) as described in the deed to Christine M. Fulkerson recorded in O.R. Vol. 246, Pg. 2258 and being more particularly described as follows:

Beginning for reference at a 5/8" rebar found at the common corner of VMS 5433 and VMS 2698 and at an angle point in Hume Lever Rd., thence for a straight line tie, North 10° 57'44" West, 5460.27 feet to an iron pin set in said 5.359 acre tract and being the true point of beginning;

thence, North 02°54'11" East, a distance of 163.98 feet to an iron pin set;

thence, South 86°30'36" East, a distance of 470.34 feet to an iron pin set in the west line of a 71.141 acre tract as described in the deed to Connie C. Bigham Trustee recorded in O.R. Vol. 161 Pg. 1255

thence, along said line South 03°32'52" West, passing a 3/4" pipe found at 88.45 feet a total distance of 211.95 feet an iron pin set;

thence, over said 5.359 acre tract North 80°39'44" West, a distance of 470.90 feet to the Point of Beginning containing 2.025 ACRES, more or less.

This description was prepared from an actual field survey of the property in October 2019

Basis of bearing: the centerline of Hume Lever Rd. as North 15°35'46" West based on GPS field observations using US State Plane NAD 83 (CORS 2011) adjustment, Ohio South Zone 3402 Coordinate system. All iron pins set are 30" #5 rebars with plastic I.D. caps. Subject to all legal rights of way, restrictions and easements of record.



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Description of 2.257Acre Tract
Tract-3
Non-building site for residential

Situate in the State of Ohio, Madison County, Fairfield Township and a part of VMS 5433 and being 2.257 acres from a 5.359 acre tract (Auditors parcel # 07-00310.000) as described in the deed to Kevin M.& Teresa L. Kronk recorded in O.R. Vol. 299, Pg. 2544 and being more particularly described as follows:

Beginning for reference at a 5/8" rebar found at the common corner of VMS 5433 and VMS 2698 and at an angle point in Hume Lever Rd., thence for a straight line tie, North $11^{\circ} 36'10''$ West, 5234.47 feet to an iron pin set in the grantors south line and the north line of a 22.096 acre tract as described in the deed to Brian J. & Kristin A. Bigham recorded in O.R. Vol. 273 Pg. 2159 and being the true point of beginning;

thence, over the grantors property the following two courses:

- 1) North $03^{\circ}32'54''$ East, a distance of 233.57 feet to an iron pin set;
- 2) South $80^{\circ}39'44''$ East, a distance of 470.90 feet to an iron pin set in the grantors east line and in the west line of a 71.141 acre tract as described in the deed to Connie c. Bigham Trustee recorded in O.R. Vol. 161 Pg. 1255;

thence, along said line South $03^{\circ}32'54''$ West, a distance of 186.07 feet to a 3/4" pipe found in the north line of said 22.096 acre tract;

thence, along said line North $86^{\circ}27'11''$ West, a distance of 468.50 feet to the Point of Beginning containing 2.257 ACRES, more or less.

This description was prepared from an actual field survey of the property in October 2019

Basis of bearing: the centerline of Hume Lever Rd. as North $15^{\circ}35'46''$ West based on GPS field observations using US State Plane NAD 83 (CORS 2011) adjustment, Ohio South Zone 3402 Coordinate system. All iron pins set are 30" #5 rebars with plastic I.D. caps. Subject to all legal rights of way, restrictions and easements of record.



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Description of 2.244 Acre Tract
Tract-4

Situate in the State of Ohio, Madison County, Oak Run and Fairfield Townships and VMS 5433 and 2698 and being 0.772 acres from a 1.166 acre tract (Auditors parcel # 13-00083.000) and 1.472 acres from a 5.359 acre tract (Auditors parcel # 07-00310.000) as described in the deed to Kevin M. & Teresa L. Kronk recorded in O.R. Vol. 299, Pg. 2544 and being more particularly described as follows:

Beginning for reference at a 5/8" rebar found at the common corner of VMS 5433 and VMS 2698 and at an angle point in Hume Lever Rd., thence for a straight line tie, North 15°41'50" West, 5351.58 feet to a "mag spike" set in the center of the pavement of Hume Lever Road (Township Rd. 63 50' R/W) and common corner to said 1.166 and 1.040 acre tracts as described in the deed to Jinny J. Gilmore recorded in O.R. Vol. 226 Pg. 792 and being the true point of beginning;

thence, North 15°35'46" West, a distance of 228.61 feet to a "mag spike" set in the center of the pavement of said road;

thence, over the grantors property the following two courses:

- 1) South 88°35'46" East leaving said road and passing an iron pin set at 26.18 feet and crossing the VMS and Township line a total distance of 471.16 feet to an iron pin set;
- 2) South 03°32'54" West, a distance of 233.57 feet to an iron pin set in the north line of a 22.096 acre tract as described in the deed to Brian J. & Kristin A. Bigham recorded in O.R. Vol. 273 Pg. 2159;

thence, North 86°27'11" West, along said line and the north line of said 1.04 acre tract crossing the VMS and Township line and passing a 1/2" pipe found at 369.40 feet a total distance of 395.86 feet to the Point of Beginning containing 2.244 ACRES, more or less. Of which 0.772 acres are in Oak Run Township and 1.472 acres are in Fairfield Township and 0.132 acres are in the existing right of way of Hume Lever road.

This description was prepared from an actual field survey of the property in October 2019

Basis of bearing: the centerline of Hume Lever Rd. as North 15°35'46" West based on GPS field observations using US State Plane NAD 83 (CORS 2011) adjustment, Ohio South Zone 3402 Coordinate system. All iron pins set are 30" #5 rebars with plastic I.D. caps. Subject to all legal rights of way, restrictions and easements of record.



Douglas L. Moore 11-8-19
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