

LEGEND:

- ☒ STONE FOUND
- ☒ 8 INCH SQUARE WOOD FENCE POST FOUND
- ⊕ 3/4 INCH IRON PIPE FOUND
- ⊙ 1 INCH IRON PIPE FOUND
- 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

V.M.S. = VIRGINIA MILITARY SURVEY

DEED REFERENCES:

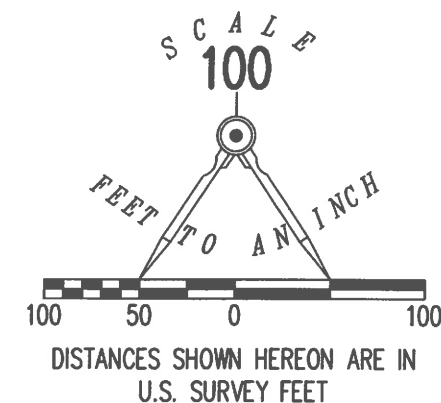
- O.R. 125, PG. 1606
- O.R. 284, PG. 377
- O.R. 295, PG. 2241
- O.R. 314, PG. 268

LINDA L. BOERGER, TRUSTEE (1/2 INTEREST)
 RONALD W. BOEGER, TRUSTEE (1/2 INTEREST)
 131 ACRES
 O.R. 295, PG. 2241

LINDA L. ANDREWS
 100.00 ACRES
 O.R. 284, PG. 377

BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE SOUTHWESTERLY LINE OF V.M.S. 6973, HAVING A BEARING OF N 50°33'20" W.



LINE	BEARING	DISTANCE
L1	S 14°04'34" W	10.02'
L2	S 26°01'48" W	10.10'

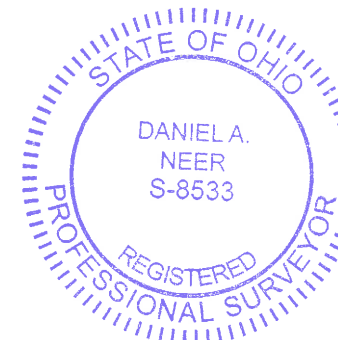
BOYD ROAD NORTH
 COUNTY HIGHWAY 61
 P.O.C.
 INVERSE TIE-LINE
 BOYD ROAD
 COUNTY HIGHWAY 42

TYLER V. BOERGER, TRUSTEE
 110.20 ACRES
 O.R. 314, PG. 268
 TRACT I
 PARCEL NO. 03-00003.00

NOLA J. FREEMAN, TRUSTEE
 201.73 ACRES
 O.R. 125, PG. 1606

**SURVEY OF 3.135 ACRES OUT OF THE
 LINDA L. ANDREWS
 100.00 ACRE TRACT
 OFFICIAL RECORD 284, PAGE 377
 VIRGINIA MILITARY SURVEYS
 6973 AND 7239
 DARBY TOWNSHIP
 MADISON COUNTY, OHIO**

SURVEYED BY:



DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 MARCH 29, 2019
 REVISED MAY 1, 2019 (TO SHOW TIE TO INTERTSECTION)

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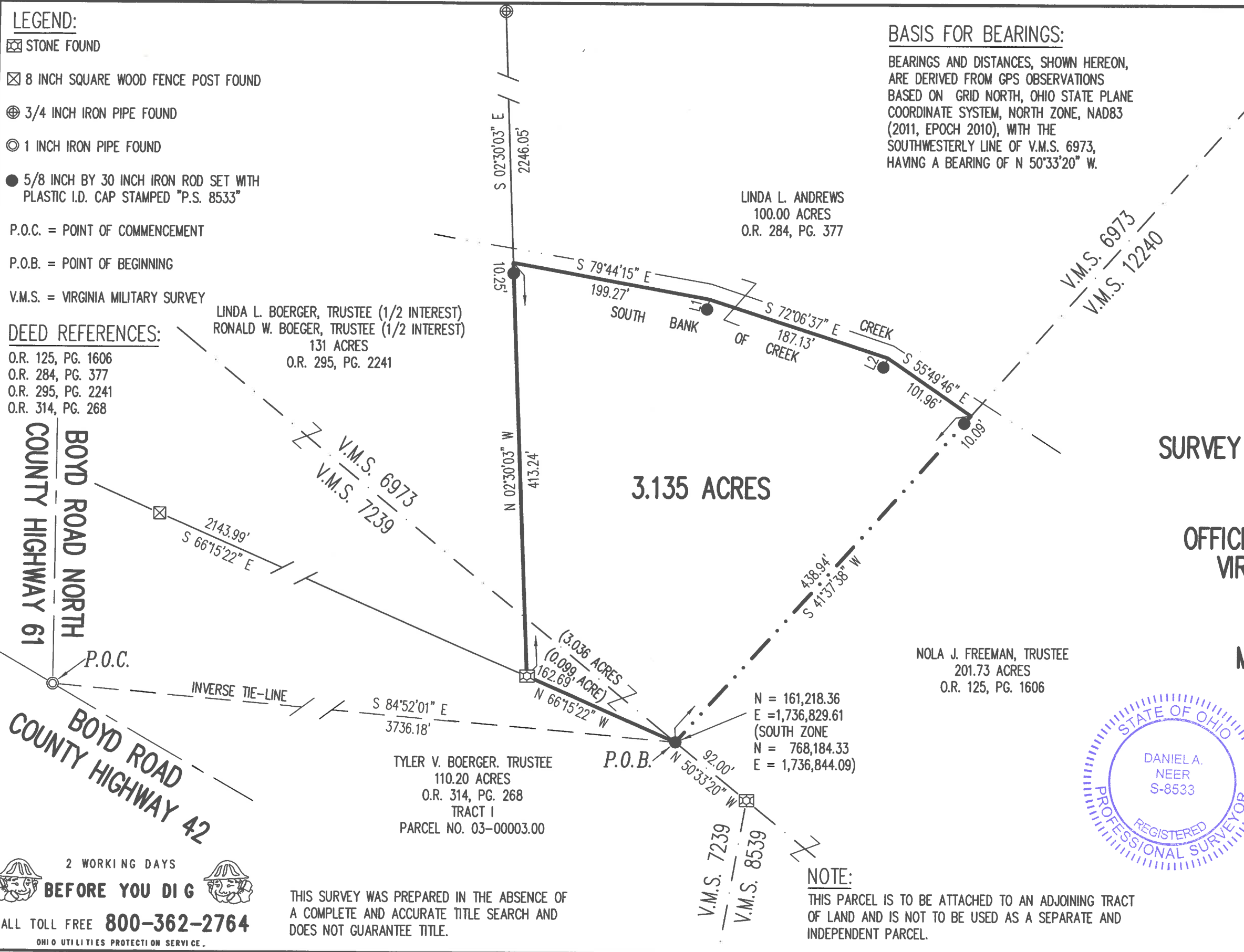
KSS D0319 64980319 L-6498-3

2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE **800-362-2764**
 OHIO UTILITIES PROTECTION SERVICE.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

NOTE:

THIS PARCEL IS TO BE ATTACHED TO AN ADJOINING TRACT OF LAND AND IS NOT TO BE USED AS A SEPARATE AND INDEPENDENT PARCEL.



Lee Surveying and Mapping Co.

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ANDREWS 3.135 ACRES

Lying in Virginia Military Surveys 6973 and 7239, Darby Township, Madison County, Ohio (all records referenced herein refer to the Madison County Records of Deeds).

Being out of the Linda L. Andrews 100.00 acre tract as deeded and described in Official Record 284, Page 377, Parcel 03-00002.000 and being more particularly described as follows:

COMMENCING at a 1 inch iron pipe found at the intersection of the center-lines of County Highway 42 (Boyd Road) and County Highway 61 (Boyd Road North);

THENCE, with an inverse tie-line, S 84°-52'-01" E, a straight line distance of 3736.18 feet to an iron rod set at the southeasterly corner of Virginia Military Survey 6973 and a westerly corner of Virginia Military Survey 12240 at the **TRUE POINT OF BEGINNING**, being on a northeasterly line of Virginia Military Survey 7239 and the Tyler V. Boerger, Trustee 110.20 acre tract as deeded and described in Official Record 314, Page 268, Tract I, Parcel No. 03-00003.00 and being the southeast corner of said 100.00 acre tract and the southwest corner of the Nola J. Freeman, Trustee 201.73 acre tract as deeded and described in Official Record 125, Page 1606;

THENCE, with a common line to said 100.00 acre and 110.20 acre tracts, N 66°-15'-22" W, a distance of 162.69 feet to a stone found at the southwest corner of said 100.00 acre tract and the southeast corner of the Linda L. Boerger, Trustee (1/2 interest) and Ronald W. Boerger, Trustee (1/2 interest), 131 acre tract as deeded and described in Official Record 295, Page 2241;

THENCE, with the common line to said 100.00 acre and 131 acre tracts, N 02°-30'-03" W, passing an iron rod set at a distance of 402.99, a total distance of 413.24 feet to a point on the south bank of a creek;

THENCE, with new division lines through said 100.00 acre tract and the south bank of a creek, the following three (3) courses:

- 1) S 79°-44'-15" E, a distance of 199.27 feet to a point, referenced by an iron rod set bearing S 14°-04'-34" W, a distance of 10.02 feet;
- 2) S 72°-06'-37" E, a distance of 187.13 feet to a point, referenced by an iron rod set bearing S 26°-01'-48" W, a distance of 10.10 feet; and
- 3) S 55°-49'-46" E, a distance of 101.96 feet to a point on the easterly line of said Virginia Military Survey 6973 and westerly line of said Virginia Military Survey 12240, also being a common line to said 100.00 acre and 201.73 acre tracts;

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THENCE, with the common line to said Virginia Military Surveys and the 100.00 acre and 201.73 acre tracts, **S 41°-37'-38" W**, passing an iron rod set at a distance of 10.09 feet, a total distance of **438.94** feet to the **POINT OF BEGINNING**.

Containing **3.135 acres**, more or less, of which there are 3.036 acres within Virginia Military Survey 6973 and 0.099 acre within Virginia Military Survey 7239.

This parcel is to be attached to an adjoining tract of land and is not to be used as a separate and independent parcel.


Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the southwesterly line of Virginia Military Survey 6973, having a bearing of N 50°-33'-20" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on March 29, 2019, revised May 1, 2019.

Description prepared by:




Daniel A. Neer
Professional Surveyor No. 8533
May 1, 2019

64980319