

LARRY A. & JANET L. NICOL, TRUSTEES
 44.32 ACRES ~ OFF REC 265, PG 1721
 P.N. 15-00186.000

MAE ETTA THIERGARTNER, TRUSTEE
 OFF REC 58, PG 817
 P.N. 15-00156.000



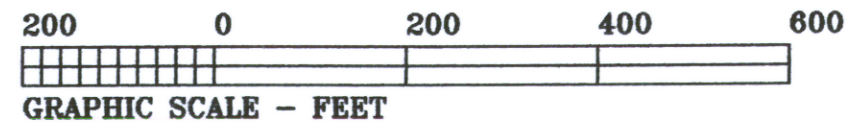
Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
 JUNE 12, 2019 JN 08-08-19

- NOTES:
- 1) ☒ SURVEY NAIL FOUND
 - 2) ⊙ IRON ROD FOUND
 - 3) □ COUNTY LINE MONUMENT FND
 - 4) ⊕ MAG NAIL SET
 - 5) ○ 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
 - 6) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
 P.O. BOX 192
 MARYSVILLE, OHIO 43040
 937-642-3400



PLAT OF SURVEY FOR:
LARRY A. & JANET L. NICOL, TRUSTEES
PIKE TOWNSHIP ~ VMS 5743
MADISON COUNTY, OHIO
PART OF 44.32 ACRE TRACT
OFF REC 265, PG 1721

LEGAL DEED DESCRIPTION
NICOL
1.800 ACRES

Real estate situated in Pike Township of Madison County, Ohio; in the Virginia Military Survey number 5743; being part of the 44.32 acre tract of Larry A. and Janet L. Nicol, Trustees (Official Record 265, page 1721 & parcel number 15-00186.000); and being further bounded and described as follows:

Beginning for reference at the intersection of the centerline of Lombard-Chuckery Road (County Road 29) at the north line of said Madison County and the south line of Union County. Witnessed by a County line monument which bears: (South 88 deg.-45' -41" East, 23.74 feet).

Thence with three consecutive courses of said centerline of Lombard-Chuckery Road:

- 1) South 16 deg.-20'-39" West, 418.85 feet to an iron rod found.
- 2) South 27 deg.-50'-21" East, 1831.50 feet to an iron rod found.
- 3) South 27 deg.-28'-24" East, 284.70 feet to a mag nail set marking the TRUE POINT OF BEGINNING.

Thence North 81 deg.-23'-53" East, 368.28 feet (passing over an iron rod set at 23.78 feet) to an iron rod set.

Thence South 27 deg.-28'-24" East, 225.00 feet to an iron rod set on the north line of the original 44 3/8 acre (Tract III, parcel 1) of Mae Etta Thiergartner, Trustee (Official Record 58, page 817 & parcel number 15-00156.000). Also being the south line of said V.M.S. 5743 and the north line of V.M.S. 4820, 4945 & 5207.

Thence South 81 deg.-23'-53" West, 368.28 feet along said north line and said V.M.S. line (passing over an iron rod set at 344.5 feet) to a survey nail found in said centerline of Lombard-Chuckery Road.

Thence North 27 deg.-28'-24" West, 225.00 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, South zone NAD 1983. The tract as described from an actual field survey performed on or about June 12, 2019, by Registered Surveyor, Joseph P. Priday (S-7277), contains **1.800 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is recorded in the office of the Madison County Engineer.

