

P & L SYSTEMS, INC.

SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE
WESTERVILLE, OHIO 43081

3.000 ACRE LOT SPLIT PARCEL PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF CANAAN AND VIRGINIA MILITARY SURVEY NUMBER 1187, AND BEING A 3.000 ACRE PARCEL OUT OF THE ORIGINAL 225.3409 ACRE TRACT OF LAND (PARCEL NUMBER 01-00193.000) AS CONVEYED TO WILLIAM M. THOMAS, JR. AND ROBERT T. THOMAS IN INSTRUMENT NUMBER 201200005568, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE MADISON COUNTY RECORDER'S OFFICE, LONDON, OHIO.

100 50' 0 100

SCALE : 1" = 100'

LEGEND

—C— CENTER LINE OF ROAD R/W

—R/W— RIGHT OF WAY

— — — LOT SPLIT PARCEL BOUNDARY

○ I.P. FOUND (AS NOTED)

● IRON PIN SET
(3/4" ID, 30" LENGTH W/CAP
"P&L SYST")

● MAG NAIL SET

(R) RECORD INSTRUMENT
NO. 201200005568

(M) MEASURED SURVEY

DANNY J. & MICHELLE E. PHIPPS

O.R.V. 021, PAGE 0275

5.649 ACRE (DEED)

PARCEL NO 01-00274.000

REFERENCE
P.O.B.

RR SPIKE
FOUND

CARTERS MILL ROAD

(CO. RD. NO 39,45'R/W)

IRON PIN
FOUND
(3/4", NO
CAP)

DARRYL A. BEACHY
INSTR. NO. 201400000761
0.8854 ACRE (DEED)
PARCEL NO 01-00380.001

MAG
NAIL
SET

S 32°24'57" E 228.29'(M)

228.23'(R)

IRON PIN
FOUND
(3/4", NO CAP) E. 1764055.87

28.33'(R)
28.39'(M)

TRUE P.O.B.
3.000 AC.

WILLIAM M. THOMAS
ROBERT T THOMAS
INSTR. NO. 201200005568
225.3409 ACRES (DEED)
PARCEL NO 01-00193.000

BETTY O. ROBY
D.R.V. 274, PAGE 895
PARCEL 1
50 ACRES (DEED)
PARCEL NO 01-00612.000

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE CENTERLINE OF AMITY PIKE, BEING N 85°39'03"E, AS DETERMINED BY A VRS-GPS SURVEY OF FOUND AND SET PROPERTY MONUMENTATION, UTILIZING MOUNT POINT ODOT_NAD83(2011)RTCM30(GEOID 12A) IN APRIL OF 2016

3.000 AC. LOT SPLIT PARCEL
(OUT OF ORIG. 225.3409 ACRES TRACT)

MAG
NAIL
SET

25.00'

IRON PIN
SET

N 04°20'57" W 440.60'

S 57°10'09" W 501.50'

2312.75(M)

N. 755986.29
E. 1763634.47

2312.35(R)

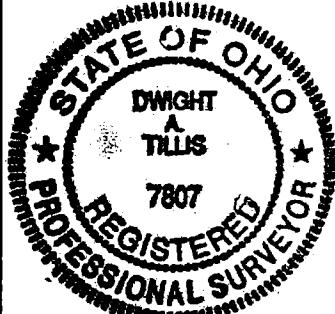
IRON
PIN
SET

1811.25'

IRON ROD FOUND
(3/8" WITH CAP)

DATA SOURCES

- MADISON COUNTY DEED RECORDS, TAX MAPS, GIS, ROAD & SURVEY RECORDS AND MONUMENTATION.
- FIELD SURVEY CONDUCTED IN MAY 2016



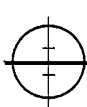
I, THE UNDERSIGNED HEREBY CERTIFY THAT P & L SYSTEMS, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT, AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Dwight A. Tillis

5/13/16

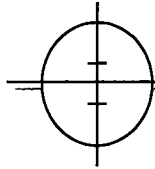
DATE

P&L SYSTEMS, INC.
DWIGHT A. TILLIS
OHIO REGISTERED PROFESSIONAL SURVEYOR NUMBER 7807



P & L Systems, Inc.
Surveyors • Engineers
Planners

171 Charring Cross Dr.
Westerville, Ohio 43081
Phone: (614) 891-4970
Fax: (614) 891-4984



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3.000 Acre Parcel Description

Situated in the State of Ohio, County of Madison, Township of Canaan and Virginia Military Survey Number 1187, and being a 3.000 acre parcel out of the original 225.3409 acre tract of land (Parcel Number 01-00193.000) as conveyed to William M. Thomas, Jr. and Robert T. Thomas in Instrument Number 201200005568, with all record references cited herein being of the Madison County Recorder's Office, London, Ohio, and said 3.000 acre parcel being more particularly bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Amity Pike (County Road Number 36-50' Right-of-Way) and Carters Mill Road (County Road Number 39-45' Right of -Way), said spike also being at the northeasterly corner of the 0.8854 acre tract conveyed to Darryl A. Beachy in Instrument Number 201400000761;

Thence S 85° 39'03" W, along said centerline of Amity Pike, the northerly line of said 0.8854 acre tract and the southerly line of the 5.649 acre tract conveyed to Danny J. and Michelle E. Phipps in Official Record Volume 021, Page 275, a distance of 213.65 feet to MAG nail set on an easterly line of said 225.3409 acre tract, and at the northwesterly corner of said 0.8854 acre tract, the southwest corner of said 5.649 acre tract and the true point of beginning of the parcel herein described;

Thence S 32° 24'57" E, leaving said centerline of Amity Pike, and along said easterly line of the 225.3409 acre tract and the westerly line of said 0.8854 acre tract, passing a three - quarter (3/4) inch , hollow iron pin found on the southerly right-of-way line of said Amity Pike at a distance of 28.39 feet, a total distance of 228.29 feet to an iron pin set at a southeasterly corner of said 225.3409 acre tract, and on a northerly line of the 50 acre Parcel 1 conveyed to Betty O. Roby, Life Estate in Deed Record Volume 274, Page 895;

Thence S 57° 10'09" W, leaving said westerly line of the 0.8854 acre tract, and along a southerly line of said 225.3409 acre tract and said northerly line of the 50 acre Parcel 1, a distance of 501.50 feet to an iron pin set;

Thence N 04° 20'57" W, leaving said southerly line of the 225.3409 acre tract and said northerly line of the 50 acre Parcel 1, and crossing a portion of said 225.3409 acre tract, passing an iron pin set on said southerly right-of-way line of Amity Pike at a distance of 415.60 feet, a total distance of 440.60 feet to a MAG nail set on said centerline of Amity Pike;

Thence N 85° 39'03" E, along said centerline of Amity Pike and continuing across a portion of said 225.3409 acre tract, a distance of 333.40 feet to the true point of beginning of the parcel herein described, containing 3.000 acres, more or less, and subject to all conditions, covenants, easements, restrictions and rights-of way at previous record.

The basis of bearings for this description is the centerline of Amity Pike, being N 85° 39'03" E, as determined by a VRS - GPS Survey of found and set property monumentation, utilizing mount point ODOT_NAD83 (2011) RTCM30 (GEOID 12A) in April of 2016.

The "iron pins set" are three-quarter (3/4) inch inside diameter, thirty (30) inches long, hollow iron pipes with yellow plastic caps stamped "P & L SYST."

PAGE 2 – 3.000 ACRE PARCEL DESCRIPTION

This description was prepared by Dwight A. Tillis, Ohio Registered Professional Surveyor Number 7807, of P & L Systems, Inc., in May 2016, from record information and an actual field survey of the site conducted in April of 2016.



P & L Systems, Inc.

Dwight A. Tillis
Dwight A. Tillis

5/13/16
Date