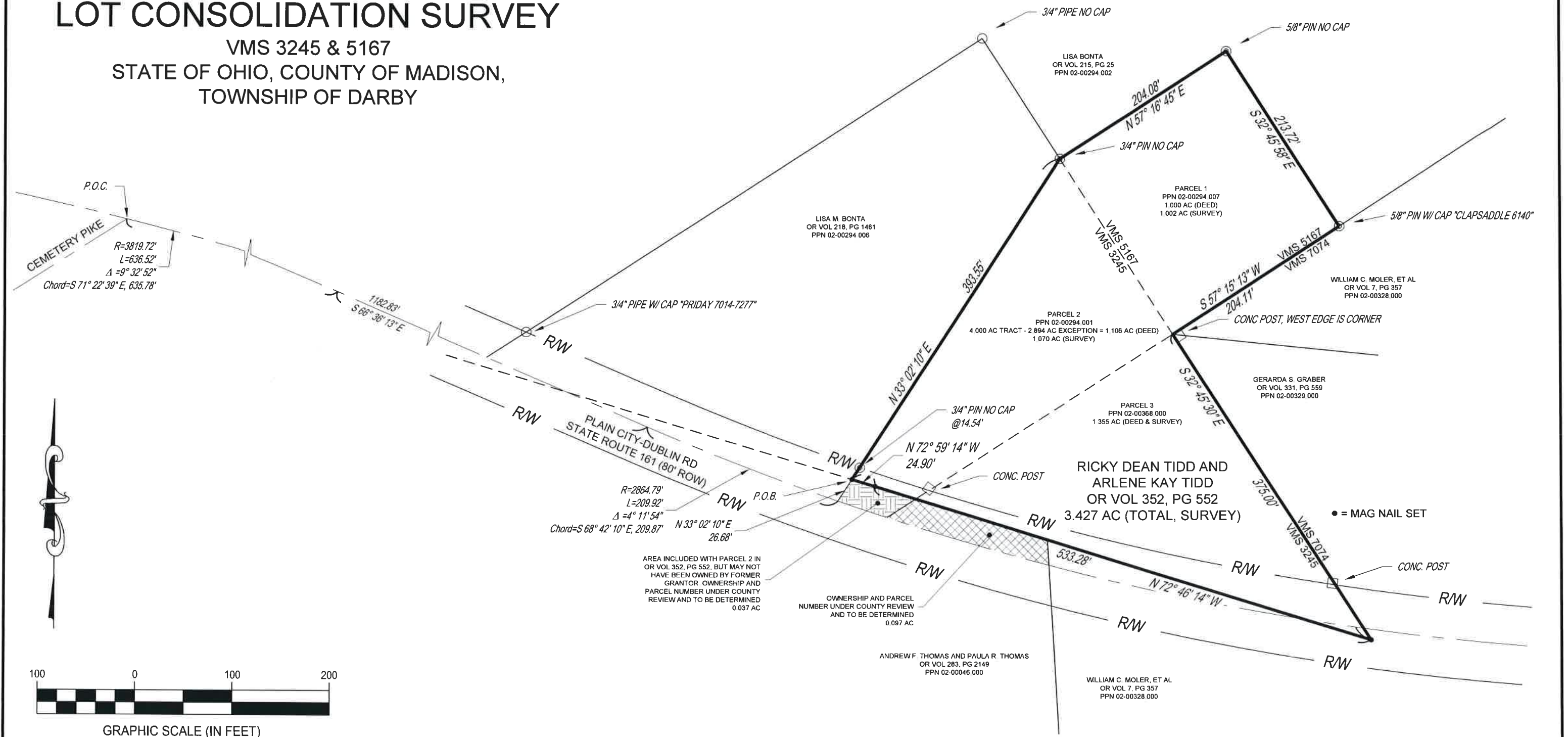


LOT CONSOLIDATION SURVEY

VMS 3245 & 5167
STATE OF OHIO, COUNTY OF MADISON,
TOWNSHIP OF DARBY



GRAPHIC SCALE (IN FEET)

THIS DRAWING REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY CONDUCTED BY CESO, INC. IN JULY 2019 UNDER MY SUPERVISION. BEARINGS ARE BASED ON THE CURRENT DEED OF THE PROPERTY WITH AN ASSUMED MERIDIAN AND ARE INTENDED TO SHOW ANGULAR RELATIONSHIPS ONLY.

Russell Koenig
SIGNED _____ DATE 08-08-2019
RUSSELL KOENIG, P.S., P.E., OHIO REGISTERED PROFESSIONAL SURVEYOR S-8358



LOT CONSOLIDATION SURVEY	
R.D. AND A.K. TIDD	
9720 SR 161 PLAIN CITY	VMS 3245 & 5167 MADISON CO, OHIO
SCALE: 1"=100'	DATE: 08/07/2019
DESIGN: N/A	JOB NO.: 756992
DRAWN: RAK	SHEET NO.: 1 OF 1
CHECKED: AWW	
 WWW.CESOINC.COM	

LEGAL DESCRIPTION

3.427 Acre Parcel

Situated in the State of Ohio, County of Madison, Township of Darby, Virginia Military Surveys No. 3245 & 5167, and being a 3.427 acre parcel known as Madison County Auditor's Parcel numbers 02-00294.007, 02-00294.001, and 02-00368.000 conveyed to Ricky Dean Tidd and Arlene Kay Tidd by the instrument filed as Official Record volume 352, page 552 (hereafter referred to as "Grantor", all document references are to the records of Madison County unless otherwise stated), the said 3.427 acre parcel also being more particularly described as follows:

COMMENCING FOR REFERENCE at the centerline intersection of State Route 161 and Cemetery Pike;

Thence along the said centerline of State Route 161 the following courses:

With a curve to the right, said curve having a central angle of 09 degrees 32 minutes 52 seconds, a radius of 3819.72 feet, an arc length of 636.52 feet, and a long chord which bears South 71 degrees 22 minutes 39 seconds East for a distance of 635.78 feet to a point;

South 66 degrees 36 minutes 13 seconds East for a distance of 1182.83 feet to a point;

With a curve to the left, said curve having a central angle of 04 degrees 11 minutes 54 seconds, a radius of 2864.79 feet, an arc length of 209.92 feet, and a long chord which bears South 68 degrees 42 minutes 10 seconds East for a distance of 209.87 feet to a point;

Thence leaving the said centerline of State Route 161, North 33 degrees 02 minutes 10 seconds East for a distance of 26.68 feet to a Mag nail set at the Grantor's southwesterly corner, the said nail being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's westerly line and along the easterly line of a 2.894 acre parcel (deed acreage) conveyed to Lisa M. Bonta by the instrument filed as Official Record volume 218, page 1461, North 33 degrees 02 minutes 10 seconds East for a distance of 393.55 feet to a 3/4" iron pin found at the northeast corner of the said 2.894 acre parcel, at the southeasterly corner of a 42.500 acre parcel (deed acreage) conveyed to Lisa Bonta by the instrument filed as Official Record volume 215, page 25, and on the line between VMS 5167 and VMS 3245, passing an 3/4" iron pin found on the northerly right-of-way line of State Route 161 at 14.54 feet;

Thence continuing along the Grantor's westerly line and along the easterly line of the said 42.500 acre parcel, North 57 degrees 16 minutes 45 seconds East for a distance of 204.08 feet to a 5/8" iron pin found;

Thence along the Grantor's northeasterly line and along the southwesterly line of the said 42.500 acre parcel, South 32 degrees 45 minutes 58 seconds East for a distance of 213.72 feet to a 5/8" iron pin with cap "CLAPSADDLE 6140" found on the northwesterly line of a 251.883 acre parcel (deed acreage) conveyed to William C. Moler, et al, by the instrument filed as Official Record volume 7, page 360, also being on the line between VMS 5167 and VMS 7074;

Thence along the Grantor's southeasterly line, along the northwesterly line of the said 251.883 acre parcel, and along the said VMS line, South 57 degrees 15 minutes 13 seconds West for a distance of 204.11 feet to the west corner of a concrete post marking the common corner of VMS 3245, VMS 5167, and VMS 7074, also being an interior corner of the Grantor, the southwest corner of the said Moler parcel, and at the northwest corner of a 2.9365 acre parcel (deed acreage) conveyed to Gerarda S. Graber by the instrument filed as Official Record volume 331, page 559, the said post corner being

Thence along the Grantor's northeasterly line, along the southwesterly line of the said 2.9365 acre parcel, and along the line between VMS 3245 and VMS 7074, South 32 degrees 45 minutes 30 seconds East for a distance of 375.00 feet to a Mag nail set in the southerly side of State Route 161, also being on the northerly line of the said 251.883 acre parcel;

Thence along the Grantor's southerly line, partially along the northerly line of the said 251.883 acre parcel, partially along the northerly line of a 0.097 acre parcel (calculated acreage) of currently unknown ownership, and partially along the northerly line of a 0.037 acre parcel (calculated acreage) of currently unknown ownership, North 72 degrees 46 minutes 14 seconds West for a distance of 533.28 feet to a Mag nail set;

Thence continuing along the Grantor's southerly line and the northerly line of a the said 0.037 acre parcel, North 72 degrees 59 minutes 14 seconds West for a distance of 24.90 feet to the TRUE POINT OF BEGINNING, containing 3.427 acres, more or less.

Prior instrument record as of this writing recorded in Official Record volume 352, page 552 in the records of Madison County.

Subject to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land. This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by CESO, Inc. in 2019 under his direct supervision.

The bearings for this description are based on the current deed of the property with an assumed meridian and are intended to show angular relationships only.



CESO, Inc.

Russell Koenig 08-08-2019

Russell Koenig, PS, PE Date
Ohio Registered Professional Surveyor No. S-8358