

PLAT OF SURVEY

0.249 ACRE (BY SURVEY) TRACT, LOCATED IN
VMS 5280, VILLAGE OF LILLY CHAPEL, FAIRFIELD
TOWNSHIP, MADISON COUNTY, OHIO



SCALE 1" = 50'



WEST JEFFERSON -
KIOUSVILLE RD.
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KIOUSVILLE RD.

TRINITY UNITED METHODIST CHURCH
0.7383 AC.
O.R. 335, PG. 570

STEVEN D. & RHONDA K. GEE
0.7485 AC.
O.R. 335, PG. 564

**0.249 Acres
(BY SURVEY)**

CHRISTINA RANSBURGH &
KEVIN GREEN, 0.169 AC.
O.R. 320, PG. 2081

CITIBANK, N.A.
0.258 AC.
O.R. 358, PG. 331

JENNIFER DARLENE BAIRD
0.2306 AC.
O.R. 357, PG. 1628

COMMENCING FOR
REFERENCE POINT
N:688885.65
E:1749158.09

181.37' (SPIKE TO NAIL)
S 88°34'41" E 282.61'

LILLY CHAPEL-GEORGESVILLE RD.
(C.R. 102)

I hereby certify that this boundary survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

Bearings are based on N 88° 34' 41" W, as shown hereon for the centerline of Lilly Chapel - Georgesville Rd. (C.R. 102), as derived from GPS observations utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with a 2011 NSRS adjustment.

LEGEND:

- ⊙ = 5/8"-REBAR SET (w/ "B.L.SURVEYING-7980" RED CAP)
- = 3/4" IRON PIPE FOUND (or as noted)
- ◆ = SURVEY NAIL FOUND
- ◇ = SURVEY NAIL SET
- ◆ = RAILROAD SPIKE FOUND

BENCHMARK LAND SURVEYING
3501 MANILA DRIVE
WESTERVILLE, OH 43081
(614) 794-9609 ~ Office
bmlsurveying@yahoo.com

William D. Beer 4/22/2020
William D. Beer Date
Registered Professional Surveyor No. 7980

April 14, 2020, Revised April 21, 2020
DESCRIPTION OF A 0.249 ACRE TRACT

Situated in the Village of Lilly Chapel, Township of Fairfield, County of Madison, State of Ohio, located in VMS #5280, being all of that 0.258 acre tract of land (0.249 acres by Survey) conveyed to Citibank, N.A. in O.R. 358, Page 331 (07-00258.000), said 0.249 acres being more particularly described as:

Commencing for reference at a railroad spike found at the intersection of the centerline of Lilly Chapel - Georgesville Road (County Road 102) and the centerline of West Jefferson -Kiousville Road; thence, South 88° 34' 41" East, with the centerline of said Lilly Chapel - Georgesville Road, passing a survey nail found at a distance of 181.37, a total distance of 282.61 feet to the southwesterly corner of said 0.258 acres, said point being the southeasterly corner of that 0.169 acre tract conveyed to Christina Ransburgh and Kevin Green in O.R. 320, Page 2081 and being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, North 01° 14' 19" East, with a westerly line of said 0.258 acres and with the easterly line of said 0.169 acres, passing a ½-inch iron pipe found at a distance of 23.77 feet, a total distance of 120.42 feet to a rebar set at the northeasterly corner of said 0.169 acres;

Thence, North 89° 11' 46" West, with a southerly line of said 0.258 acres and with the northerly line of said 0.169 acres, a distance of 58.51 feet to a rebar set at the northwesterly corner of said 0.169 acres, the same being in an easterly line of that 0.7383 acre tract conveyed to the Trinity United Methodist Church in O.R. 335, Page 570;

Thence, North 02° 33' 02" East, with a westerly line of said 0.258 acres and with the easterly line of said 0.7383 acres, a distance of 30.94 feet to a ¾-inch solid iron pin found at the northwesterly corner of said 0.258 acres, the same being the northeasterly corner of said 0.7383 acres and being a southerly corner of that 0.7485 acre tract conveyed to Steven D. and Rhonda K. Gee in O.R. 335, Page 564;

Thence, South 89° 11' 46" East, with the northerly line of said 0.258 acres and with the southerly line of said 0.7485 acres, a distance of 117.48 feet to a ½-inch iron pipe found at the northeasterly corner of said 0.258 acres, the same being the northwesterly corner of a purported twelve foot wide alley, now or formerly conveyed to Anna Richey in D.B. 63, Page 589;

Thence, South 01° 14' 19" West, with the easterly line of said 0.258 acres and with the westerly line of said alley, passing a ½-inch iron pipe found at a distance of 128.62 feet, a total distance of 151.99 feet to a survey nail set at the southeasterly corner of said 0.258 acres, the same being in the centerline of said Lilly Chapel - Georgesville Road;

Thence, North 88° 34' 41" West, with the southerly line of said 0.258 acres and with said centerline, a distance of 59.67 feet to the TRUE PLACE OF BEGINNING.

