

SURVEY PLAT

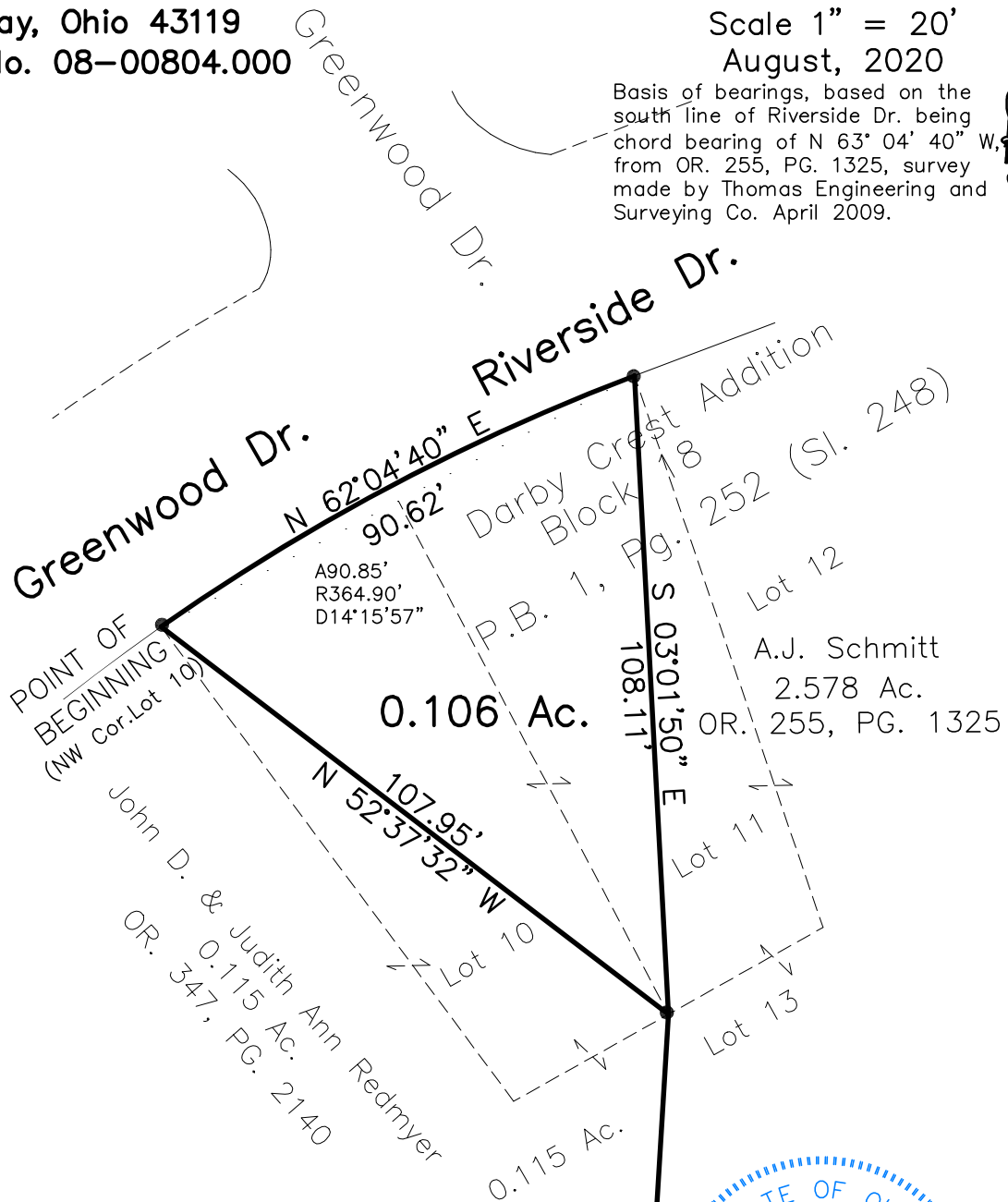
Being a 0.106 acre tract
located in Lots 10 & 11 in the Darby Crest Addition
(P.B. 1, PG. 252 (Sl. 248) and being in part of a 2.578 acre tract
conveyed to A.J. Schmitt in Official Record 255, Page 1325,
in Jefferson Township, Madison County, Ohio

For: A.J. Schmitt
310 Riverside Dr.
Galloway, Ohio 43119
Par. No. 08-00804.000

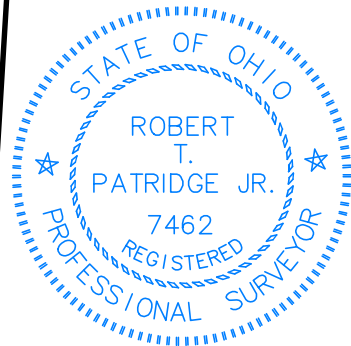


Scale 1" = 20'
August, 2020

Basis of bearings, based on the south line of Riverside Dr. being chord bearing of N 63° 04' 40" W, from OR. 255, PG. 1325, survey made by Thomas Engineering and Surveying Co. April 2009.

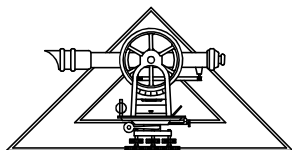


Reference Docs.
P.B. 1, Pg. 252 (Sl. 248)
OR. 255, Pg. 1325
OR. 347, Pg. 2140



LEGEND

● found iron pin



PATRIDGE
SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076

I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, utilities, and rights-of-way not located, unless noted.

Robert T. Patridge Jr.
Professional Surveyor No. 7462

DESCRIPTION OF 0.106 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Jefferson, being part of Lots 10 and 11 Block 18 (Parcel 08-00804.000) as shown on the plat of Darby Crest Addition, of record in Plat Book 1, Page 252 (Slide 248), said Lots being in part of a 2.578 acre tract conveyed to A.J. Schmitt in Official Record 255, Page 1325, Madison County Recorder's Office, and being more particularly described as follows:

Beginning at a $\frac{3}{4}$ inch iron pin found in the south line of Greenwood Drive (40 feet in width) marking the northwest corner of said Lot 10 Block 18,

thence along the south line of Greenwood Drive and arc of a curve to the right 90.85 feet, radius of 364.90 feet, Delta angle of $14^{\circ} 15' 57''$, with a chord bearing and distance of **North $62^{\circ} 04' 40''$ East 90.62 feet**, to a ($\frac{3}{4}$ ") iron pin found at the northeast corner of said Lot 11 and the northwest corner of Lot 12 in said Block 18;

thence **South $03^{\circ} 01' 50''$ East 108.11 feet** , across said Lot 11, to a ($\frac{3}{4}$ ") iron pin found at the southwest corner of said Lot 11 and the southeast corner of said lot 10 and being the northwest corner of Lot 13 in said Block 18 and being a corner common to a 0.115 acre tract conveyed to John D. and Judith Ann Redmyer in Official Record 347, Page 2140;

thence **North $52^{\circ} 37' 32''$ West 107.95 feet** , across said Lot 10, to the Point of beginning, containing an area of **0.106 acres.**

*Basis of bearings, based on the south line of Riverside Dr. being chord bearing of N $63^{\circ} 04' 40''$ E, from OR. 255, PG. 1325, survey made by Thomas Engineering and Surveying Co. April 2009
An actual field survey was done by Robert T. Patridge Jr. P.S. 7462, in August 2020.*

All referenced documents are on file at the Madison County Recorder's Office, London, Ohio.

