

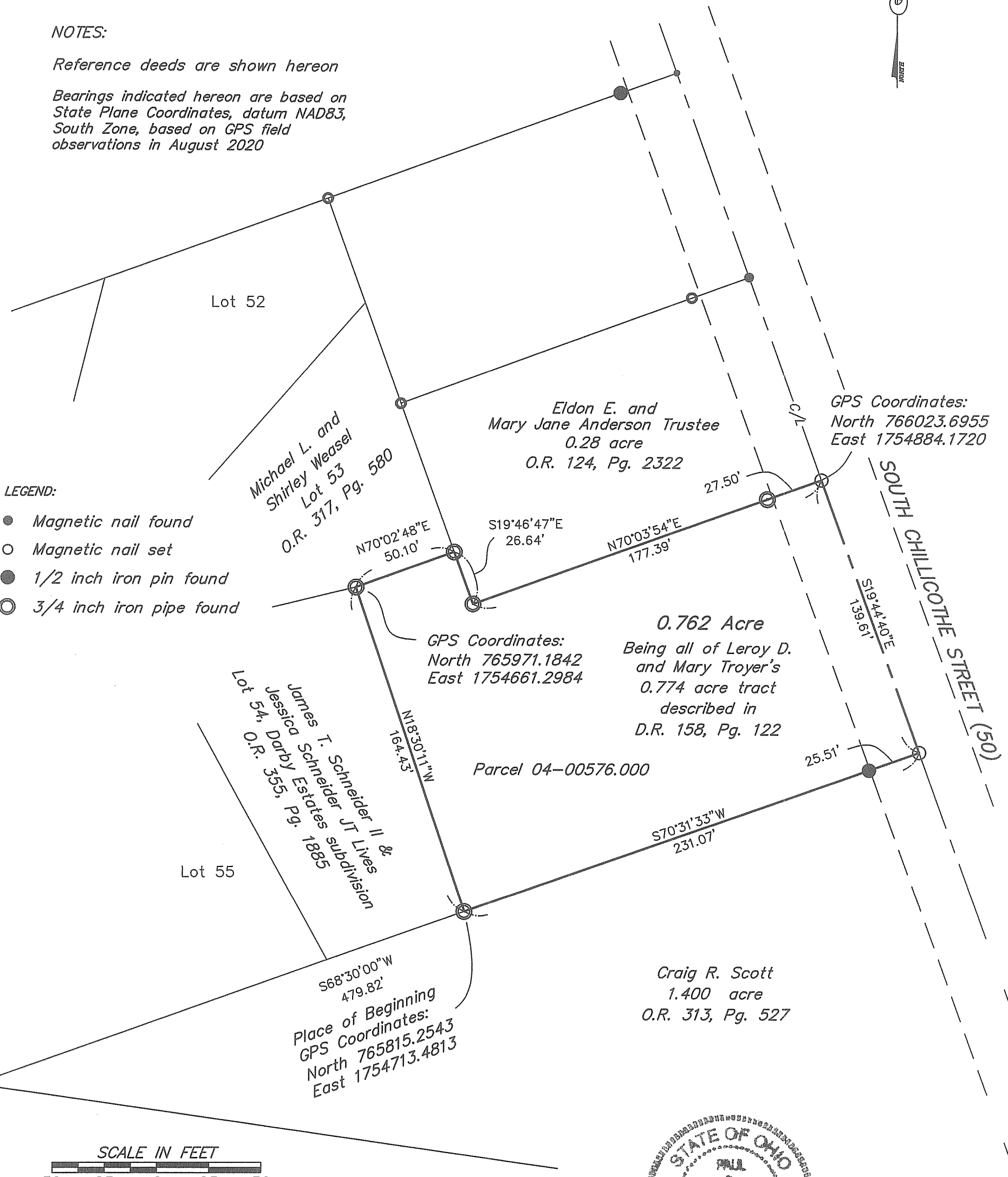
SURVEY FOR CLIFF TROYER

STATE OF OHIO
 COUNTY OF MADISON
 TOWNSHIP OF CANAAN
 VILLAGE OF PLAIN CITY
 V.M.S. 5125



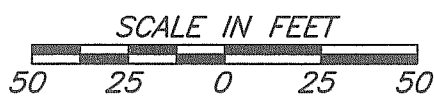
NOTES:

Reference deeds are shown hereon
 Bearings indicated hereon are based on
 State Plane Coordinates, datum NAD83,
 South Zone, based on GPS field
 observations in August 2020

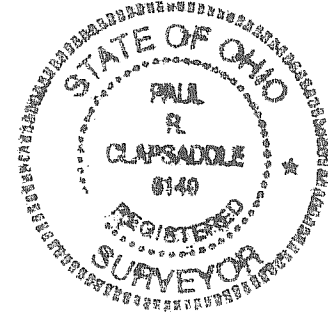


LEGEND:

- Magnetic nail found
- Magnetic nail set
- 1/2 inch iron pin found
- ⊙ 3/4 inch iron pipe found



Date: August 10, 2020 Project: Troyer820
 Scale: 1"=50' Drawing: Troyer820



**Paul R. Clapsaddle
 and Associates**
 REGISTERED ENGINEERS AND SURVEYORS
 19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
 (937) 747-2599
 Paul R. Clapsaddle, P.E., P.S.

I hereby certify that this plat was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.
Paul R. Clapsaddle
 Paul R. Clapsaddle, R.S. #6140

CLIFF TROYER SURVEY

0.762 Acre

August 10, 2020

The following described 0.762 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, Village of Plain City, and V.M.S. 5125, being all of Leroy D. and Mary Troyer's 0.774 acre tract described in Official Record 158, page 122 (Auditor's parcel number 04-00576.000), and said 0.762 acre tract being more particularly described as follows:

Beginning at a $\frac{3}{4}$ inch iron pipe found at the southeast corner of James T. Schneider II and Jessica Schneider's Lot 54 in Darby Estates subdivision on file in Plat Cabinet B on Slide 178, and recorded in Official Record 355 on page 1885;

Thence *North 18°30'11" West 164.43 feet*, following the west line of said 0.774 acre tract and the east line of said Lot 54, to a $\frac{3}{4}$ inch iron pipe found at an angle point in south line of Michael L. and Shirley Weasel's Lot 53 as recorded in Official Record 317, page 580;

Thence *North 70°02'48" East 50.10 feet*, following a north line of said 0.774 acre tract and a south line of said Lot 53, to a $\frac{3}{4}$ inch iron pipe found in the west line of Eldon E. and Jane Anderson, Trustee's 0.28 acre tract described in Official Record 124, page 2322;

Thence *South 19°46'47" East 26.64 feet*, following an east line of said 0.774 acre tract and the west line of said 0.28 acre tract, to $\frac{3}{4}$ inch iron pipe found;

Thence *North 70°03'54" East 177.39 feet*, following a north line of said 0.774 acre tract and the south line of said 0.28 acre tract, passing at 149.89 feet a $\frac{3}{4}$ inch iron pipe found, to a magnetic nail set in the centerline of South Chillicothe Street (50');

Thence *South 19°44'40" East 139.61 feet*, following the centerline of South Chillicothe Street and the east line of said 0.774 acre tract, to a magnetic nail set at the northeast corner of Craig R. Scott's 1.400 acre tract described in Official Record 313, page 527;

Thence *South 70°31'33" West 231.07 feet*, following the south line of said 0.774 acre tract and the north line of said 1.400 acre tract, passing at 25.51 feet a $\frac{1}{2}$ inch iron pin found, to the *place of beginning, containing 0.762 acre*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2020. Bearings indicated herein are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS observations taken in August of 2020.

ATTEST:



Paul R. Clapsaddle, R.S. 6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599

