

**BOUNDARY SURVEY OF 2.108 ACRES
SITUATED IN VIRGINIA MILITARY SURVEY 3725
TOWNSHIP OF SOMERFORD, MADISON COUNTY, OHIO**

SECONDARY POINT
OF REFERENCE FOR
2.108 ACRE TRACT
MADISON COUNTY ENGINEER
REFERENCE MONUMENT # 05-031
N 714135.6300
E 1690716.3000

**CHOCTAW LAKE
SUBDIVISION**

MAP NO. 1
PLAT VOL. 2, PG. 25, 27, 29

CHAD R. BROWN AND
ANDREA R. BROWN
ORV 190, PG. 2084
TRACT TWO - 5.520 ACRES
AUDITORS # 24-01377.000



POINT OF REFERENCE FOR
2.108 ACRE TRACT
C/L INTERSECTION OF
OLD COLUMBUS ROAD
AND EAST CHOCTAW DRIVE
N 711243.910
E 1690833.132

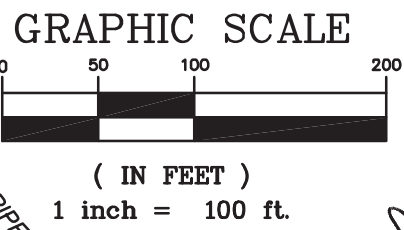
JOHN REINHARD
DEED VOL. 288 PG. 467
1 ACRE (DEED)
AUDITORS # 24-00480.000
2.108 acres
BY SURVEY

CHUANG CHIOU-JEU TRUSTEE
OF THE SHUI-NAN &
CHIOU-JEU CHUANG TRUST
ORV 361, PG. 2033
2.9656 ACRES
AUDITORS # 24-01026.002

LEE R. ENSMINGER
ORV 339, PG.1963
144.5967 ACRES
AUDITORS # 24-00482.000

ALL BEARINGS ARE BASED UPON THE
OHIO SOUTH ZONE COORDINATE SYSTEM
ALL DISTANCES ARE GROUND MEASUREMENTS
ALL COORDINATES ARE
NAD 83 (2011) STATE PLANE COORDINATES
OHIO SOUTH ZONE
TO CONVERT COORDINATES TO GROUND
DISTANCES MULTIPLY BY 1.000062532

● = 3/4" x 30" IRON PIPE SET WITH CAP
○ = 3/4" IRON PIPE FOUND

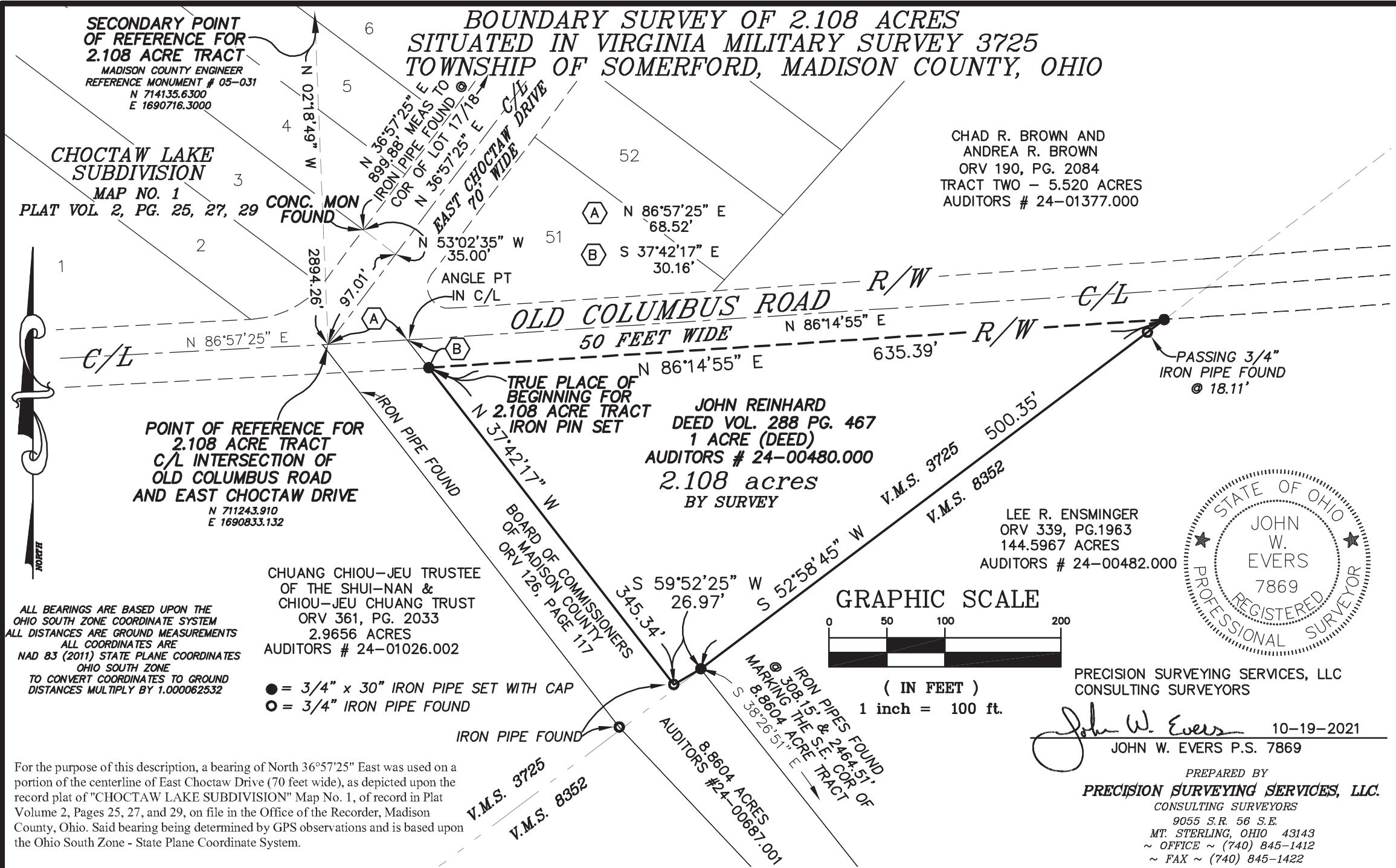


PRECISION SURVEYING SERVICES, LLC
CONSULTING SURVEYORS

John W. Evers 10-19-2021
JOHN W. EVERS P.S. 7869

PREPARED BY
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For the purpose of this description, a bearing of North 36°57'25" East was used on a portion of the centerline of East Choctaw Drive (70 feet wide), as depicted upon the record plat of "CHOCTAW LAKE SUBDIVISION" Map No. 1, of record in Plat Volume 2, Pages 25, 27, and 29, on file in the Office of the Recorder, Madison County, Ohio. Said bearing being determined by GPS observations and is based upon the Ohio South Zone - State Plane Coordinate System.



DESCRIPTION OF 2.108 ACRES
FROM LANDS OWNED BY JOHN REINHARD
SOMERFORD TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 3725, Township of Somerford, County of Madison, State of Ohio, and being 2.108 acres of land owned by John Reinhard, of record in Official Record Volume 288, Page 467, previously described as being 1 acre more or less, and also identified as Madison County Auditor Parcel No. 24-00480.000, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 2.0108 acre tract of land being further described as follows:

The **Point of Reference** of the herein described 2.108 acres being a point at the intersection of the centerline of Old Columbus Road (50 feet wide), with the centerline of East Choctaw Drive (70 feet wide), as depicted upon the record plat of "CHOCTAW LAKE SUBDIVISION" Map No. 1, of record in Plat Volume 2, Pages 25, 27, and 29, being in the northerly line of a 8.8604 acre tract of land owned by the Board of Commissioners of Madison County, of record in Official Record Volume 126, Page 117. The **Secondary Point of Reference** being Madison County Engineer Monument #05-031, which bears North $02^{\circ}18'49''$ West, at a distance of 2894.26 feet; Thence from said **Point of Reference**, North $86^{\circ}57'25''$ East, along the centerline of said Old Columbus Road, a distance of 68.52 feet to a point at the northeasterly corner of said 8.8604 acre tract; Thence South $37^{\circ}42'17''$ East, along an easterly line of said 8.8604 acre tract, and across said Old Columbus Road, a distance of 30.16 feet to an iron pipe set and being the **True Place of Beginning** of the herein described 2.108 acre tract, being on the southerly right of way line of said Old Columbus Road;

Thence North $86^{\circ}14'55''$ East, along the southerly right of way line of said Old Columbus Road, being the northerly line of the herein described 2.108 acre tract, a distance of 635.39 feet to an iron pipe set in a westerly line of a 144.5967 acre tract of land owned by Lee R. Ensminger, of record in Official Record Volume 339, Page 1963, being the southerly line of Virginia Military Survey 3725, being a northerly line of Virginia Military Survey No. 8352;

Thence South $52^{\circ}58'45''$ West, along the westerly line of said 144.5967 acre tract, being a southeasterly line of the herein described 2.108 acre tract, being the southerly line of Virginia Military Survey 3725, being a northerly line of Virginia Military Survey No. 8352, a distance of 500.35 feet to an iron pipe set at the most westerly corner of said 144.5967 acre tract, being a corner of said 8.8604 acre tract, and being beside an 8" diameter wooden fence post, passing a $\frac{3}{4}$ inch diameter iron pipe found at a distance of 18.11 feet;

Thence South $59^{\circ}52'25''$ West, along a line of said 8.8604 acre tract, being a southeasterly line of the herein described 2.108 acre tract, a distance of 26.97 feet to a $\frac{3}{4}$ inch diameter iron pipe found marking the most southerly corner of the herein described 2.108 acre tract;

Thence North $37^{\circ}42'17''$ West, along an easterly line of said 8.8604 acre tract, being the southwesterly line of the herein described 2.108 acre tract, a distance of 345.34 feet to the **True Place of Beginning** and containing 2.108 acres of land.

For the purpose of this description, a bearing of North $36^{\circ}57'25''$ East was used on a portion of the centerline of East Choctaw Drive (70 feet wide), as depicted upon the record plat of "CHOCTAW LAKE SUBDIVISION" Map No. 1, of record in Plat Volume 2, Pages 25, 27, and 29, on file in the Office of the Recorder, Madison County, Ohio. Said bearing being determined by GPS observations and is based upon the Ohio South Zone - State Plane Coordinate System.

This description is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in October of 2021. All iron pipes set are 30" in length, and 3/4" inside diameter, with yellow plastic caps stamped PSS.



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors

John W. Evers

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