

PLAT OF SURVEY
MADISON COUNTY, OHIO
DARBY TOWNSHIP
VIRGINIA MILITARY SURVEY 1479
SURVEY OF A 1.694 and 2.829 ACRE SPLIT OF A 4.517 ACRES
TRACT LAND OWNED BY LLOYD KURTZ

LLOYD KURTZ RECORDS:

- 1.) D.B. 295 PG 1679, 4.517 AC, PID 02-00287.008

ADJOINING OWNERS:

- A.) KURTZ LLOYD TOD, D.B. 316 PG 1983, 2.750 AC, PID 02-00287.009
 B.) JAMES L DUTTON & PATRICIA A DUTTON JT LIVES, D.B. 295 PG 1681, 145.719 AC, PID 02-0287.002
 C.) ANDERSON PATRICIA SHOEMAKER, D.B. 249 PG 2254, 0.491 AC, PID 02-00287.007
 D.) PATRICIA S SHOEMAKER, D.B. 211 PG 504, 1.000 AC, PID 02-00252.000

ADDITIONAL SOURCES OF INFORMATION:

- a.) MADISON COUNTY GIS RECORDS
 b.) MADISON COUNTY SURVEY RECORD 2-08
 c.) MADISON COUNTY SURVEY RECORD 7-14
 d.) MADISON COUNTY SURVEY RECORD 8-14
 e.) MADISON COUNTY SURVEY RECORD 10-07
 f.) MADISON COUNTY SURVEY RECORD 25-09
 g.) MADISON COUNTY SURVEY RECORD 27-16
 h.) MADISON COUNTY SURVEY RECORD 78-03
 i.) MADISON COUNTY SURVEY RECORD 83-06

BASIS OF BEARINGS: ALL BEARINGS ARE BASED UPON OHIO STATE PLANE, SOUTH ZONE, ESTABLISHED BY GPS/ODOT VRS METHODS, NAD 88/2011 2010 EPOCH, AS DETERMINED BY NGS WITH ELEVATIONS DETERMINED BY THE 2012A GEOID.

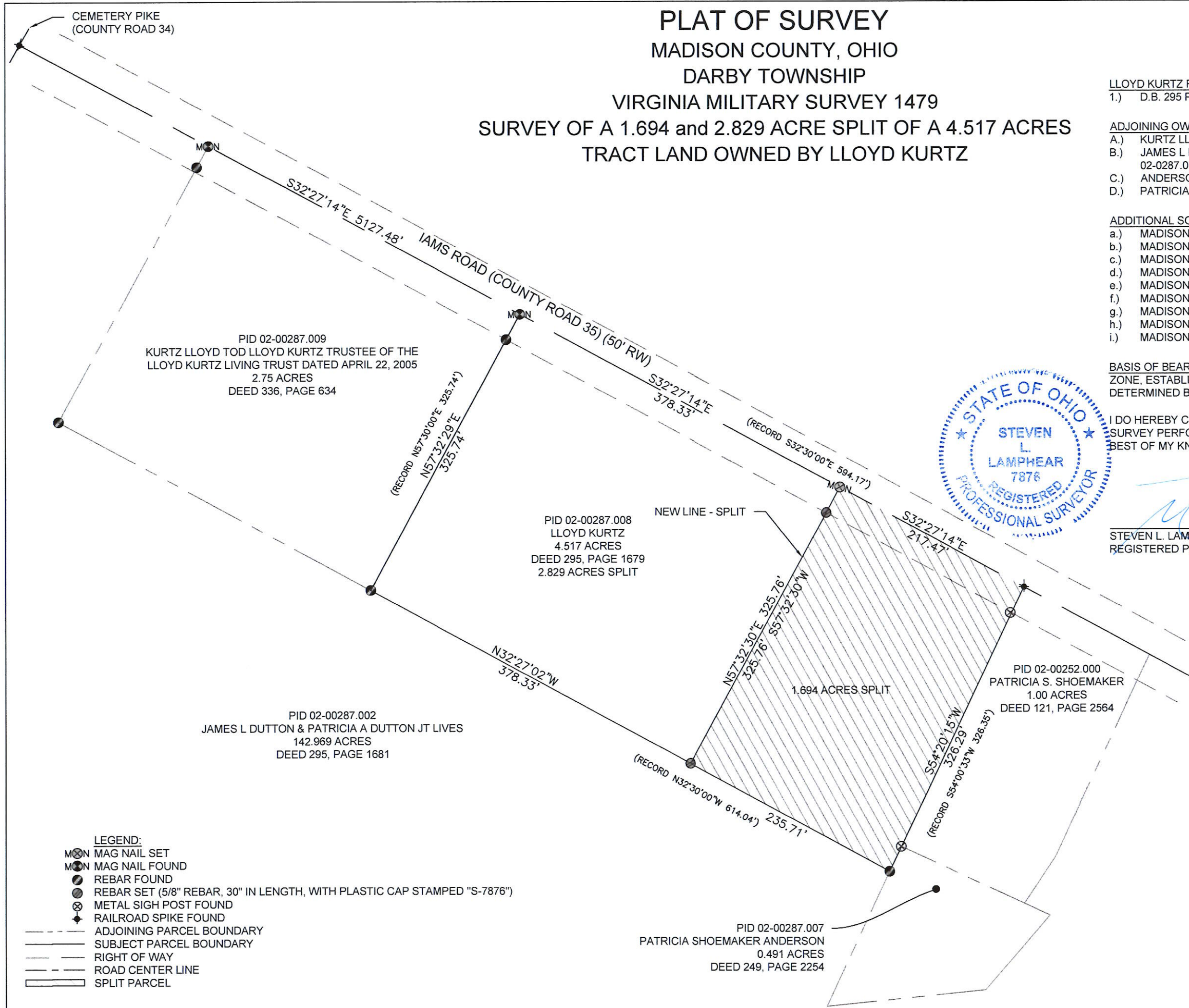
I DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED IN APRIL, 2021 UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.



STEVEN L. LAMPHEAR
 REGISTERED PROFESSIONAL SURVEYOR NO. 7876

5-27-2021

DATE



PID 02-00287.009
 KURTZ LLOYD TOD LLOYD KURTZ TRUSTEE OF THE
 LLOYD KURTZ LIVING TRUST DATED APRIL 22, 2005
 2.75 ACRES
 DEED 336, PAGE 634


PID 02-00287.008
 LLOYD KURTZ
 4.517 ACRES
 DEED 295, PAGE 1679
 2.829 ACRES SPLIT

PID 02-00287.002
 JAMES L DUTTON & PATRICIA A DUTTON JT LIVES
 142.969 ACRES
 DEED 295, PAGE 1681

PID 02-00252.000
 PATRICIA S. SHOEMAKER
 1.00 ACRES
 DEED 121, PAGE 2564

PID 02-00287.007
 PATRICIA SHOEMAKER ANDERSON
 0.491 ACRES
 DEED 249, PAGE 2254

- LEGEND:**
 M⊙N MAG NAIL SET
 M⊙N MAG NAIL FOUND
 ● REBAR FOUND
 ● REBAR SET (5/8" REBAR, 30" IN LENGTH, WITH PLASTIC CAP STAMPED "S-7876")
 ⊗ METAL SIGH POST FOUND
 ⚡ RAILROAD SPIKE FOUND
 - - - ADJOINING PARCEL BOUNDARY
 ——— SUBJECT PARCEL BOUNDARY
 - - - RIGHT OF WAY
 - - - ROAD CENTER LINE
 ▭ SPLIT PARCEL

DESCRIPTION	PLAT OF SURVEY		
LOCATION	9970 IAMS ROAD PLAIN CITY, OH 43064		
CLIENT	LLOYD KURTZ		
 Diamond V, LLC Surveyors & Engineers PHONE: 614-620-0331 www.diamondvllc.com			
DRAWN BY:	CHECKED BY:	CREW CHIEF:	PROJECT NO:
RJS	SLL	RJS	21-1038
SCALE:	DATE:	SHEET:	
1"=100'	5-27-2021	1 OF 1	

2.829 Acre Split

Description of a 2.829 Acre Split from 4.517 acres (4.524 acres by this survey) of land owned by Lloyd Kurtz by Deed Book 295, Page 1679, PID 02-00287.008; with said 4.517 acres being located in the State of Ohio, Madison County, Darby Township and all 4.517 acres being located in V.M.S. 1479. Said 4.517 acres also fronting Iams Road (County Road 35) with this **2.829 Acre Split** being part of said 4.517 acres and being more particularly described as follows:

Commencing for reference at the intersection of the Center Line of Cemetery Pike (County Road 34), 50 feet in width, and the Center Line of Iams Road.

Thence **S 32°27'14" E a distance of 4749.15 feet**, along the Center Line of Iams Road to a Mag Nail found at the north corner of said 4.517 acre tract, same being the north corner of the herein described **2.829 Acre Split** and being the **True Point of Beginning**.

Thence, continuing along said Center Line, being the northeast line of the herein described tract, **S 32°27'14" E a distance of 378.33 feet**, to a Mag Nail set at the east corner of the herein described **2.829 Acre Split**.

Thence **S 57°32'30" W a distance of 325.76 feet**, crossing said 4.517 acre tract, passing a capped 5/8" rebar stamped "S-7876 set at 30.00 feet, to a capped 5/8" rebar stamped "S-7876" set in the common line of said 4.517 acre and a 142.969 acre tract described in Deed 295, Page 1681 and conveyed to James L. Dutton and Patricia A. Dutton, JT Lives, for the south corner of the herein described **2.829 Acre Split**.

Thence **N 32°27'02" W a distance of 378.33 feet** along said common line to a rebar found at the common southerly corner of said 4.517 acre tract and a 2.75 acre tract described in Deed 336, Page 634 to Lloyd Tod Kurtz, Trustee of the Lloyd Kurtz Living Trust, dated April 22, 2005, same being the west corner of the herein described **2.829 Acre Split**.

Thence **N 57°32'29" E a distance of 325.74 feet**, along the common line of said 4.517 acre and 2.75 acre tracts, rebar found at 295.74 feet, to the **True Point of Beginning** of the herein described **2.829 Acre Split**.

Containing 2.829 Acre Split, in Madison County, in Darby Township. The plat of this survey is on permanent file in the Madison County Tax Map Department. All iron pins set are 5/8" rebar with a plastic cap stamped "S-7876". Being subject to all easements, agreements with Darby Township, legal highways, zoning and to all conditions and descriptions of record.

BASIS OF BEARING: All bearings are based upon the Ohio State Plane, South Zone, established by GPS/ODOT-VRS methods NAD 88/2011 2010.0 epoch, as determined by NGS with elevations determined by 2012A Geoid.


Steven L. Lamphear, PS 7876

5-27-2021



1.694 Acre Split

Description of a 1.694 Acre Split from 4.517 acres (4.524 acres by this survey) of land owned by Lloyd Kurtz by Deed Book 295, Page 1679, PID 02-00287.008; with said 4.517 acres being located in the State of Ohio, Madison County, Darby Township and all 4.517 acres being located in V.M.S. 1479. Said 4.517 acres also fronting Iams Road (County Road 35) with this **1.694 Acre Split** being part of said 4.517 and being more particularly described as follows:

Commencing for reference at the intersection of the Center Line of Cemetery Pike (County Road 34), 50 feet in width, and the Center Line of Iams Road.

Thence **S 32°27'14" E a distance of 5505.81 feet**, along the Center Line of Iams Road to a Mag Nail set on the east corner of the remainder of said 4.517 acre track, passing found mag nails at 4,381.30' and 5,127.48', to the north corner of the herein described **1.694 Acre Split** and being the **True Point of Beginning**.

Thence, continuing along said Center Line of Iams Road and the northeast line of the herein described tract:

S 32°27'14" E a distance of 217.47 feet, to a Railroad Spike found at the east corner of the **1.694 Acre Split**, with found spike being the north corner of a 1.000 acre tract described in Deed Book 211, Page 504, PID 02-00252.000, and deeded to Patricia S. Shoemaker.

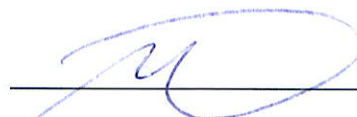
Thence **S 54°20'15" W a distance of 326.29 feet**, along the common line of said 1.000 acre tract and the herein described tract to a 5/8" iron pin found for an east corner of a 145.719 acre tract as described in Deed 295, Book 1681, PID 02-0287.002, and passing over sign posts found at 30.40' and 297.88', to the south corner of the **1.694 Acre Split**.

Thence **N 32°27'02" W a distance of 235.71 feet** along a northeast line of said 145.719 acre tract, to a capped 5/8" rebar stamped "S-7876" set for the west corner of the herein described **1.694 Acre Split**.

Thence **N 57°32'30" E a distance of 325.76 feet**, along the southeast line of the remainder tract, passing a capped 5/8" rebar stamped "S-7876" set at 295.76', to a set pk nail and the **True Point of Beginning** of the herein described **1.694 Acre Split**.

Containing **1.694 Acres** more or less. The plat of this survey is on permanent file in the Madison County Tax Map Department. All iron pins set are 5/8" rebar with a plastic cap stamped "S-7876". This 1.694 acres is subject to all easements, agreements with Darby Township, legal highways, zoning and to all conditions and descriptions of record.

BASIS OF BEARING: All bearings are based upon the Ohio State Plane, South Zone, established by GPS/ODOT-VRS methods NAD 88/2011 2010.0 epoch, as determined by NGS with elevations determined by 2012A Geoid.

 5/27/2021

Steven L. Lamphear, PS 7876

