

# COMPASS

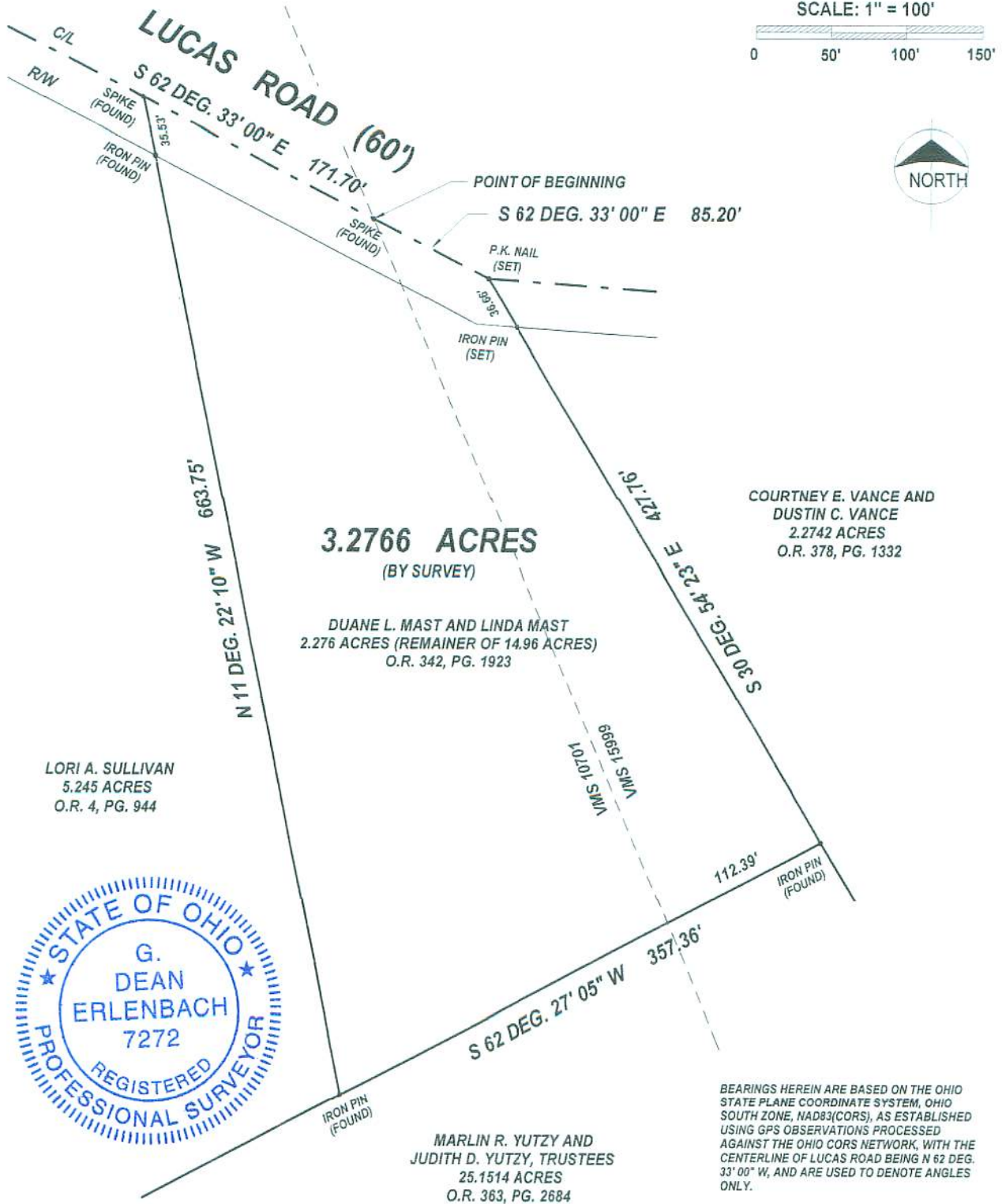
## SURVEYING SOLUTIONS

ORDER NO.: 0804B-21

P.O. Box 1902  
 Westerville, Ohio 43086-1902  
 (614) 378-9140  
 compasssurveying@hotmail.com

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF CANAAN, AND BEING PART OF VIRGINIA MILITARY SURVEY NOS. 10701 AND 15999.

**BOUNDARY SURVEY OF A 3.2766 ACRE (BY SURVEY) TRACT KNOWN AS 8011 LUCAS ROAD, PLAIN CITY, OHIO.**



We hereby certify that the foregoing BOUNDARY SURVEY was prepared in accordance with Chapter 4733-37, Ohio Administrative Code. All iron pins denoted as "set" are 5/8" (I.D.) x 30" iron pipe plugged with a red plastic cap stamped "COMPASS S7272" (unless noted) and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others.

August 24, 2021

By   
 G. Dean Erlenbach  
 Ohio Registered Surveyor No. 7272

August 24, 2021

DESCRIPTION OF A 3.2766 (BY SURVEY) ACRE TRACT OF LAND ON THE SOUTH SIDE OF LUCAS ROAD, TOWNSHIP OF CANAAN, COUNTY OF MADISON, STATE OF OHIO.

BEING ALL OF PPN 01-00238.000

Situated in the State of Ohio, County of Madison, Township of Canaan, being part of Virginia Military Survey Nos. 10701 and 15999 and being all of that 2.276 acre tract of land as being described in a deed to Duane L. Mast and Linda Mast, of record in Official Record 342, Page 1923 (all official records referred to in this description refer to the records of the Recorder's Office, Madison County, Ohio), said 3.2766 acre tract of land being more particularly described as follows:

Beginning at a spike (found) in the centerline of Lucas Road, the easterly line of Virginia Military Survey No. 10701 and the westerly line of Virginia Military Survey No. 15999;

Thence S 62 deg. 33' 00" E, with the centerline of said Lucas Road, the northerly line of said 2.276 acre tract, a distance of 85.20 feet to a P.K. nail (set) at the northeasterly corner of said 2.276 acre tract and the northwesterly corner of that 2.2742 acre tract of land as described in a deed to Courtney E. Vance and Dustin C. Vance, of record in Official Record 378, Page 1332;

Thence S 30 deg. 54' 23" E with the easterly line of said 2.276 acre tract, the westerly line of said 2.742 acre tract, a distance of 427.76' feet to an iron pin (found) at the southeasterly corner of said 2.276 acre tract, a northeasterly corner of that 25.1514 acre tract of land as described in a deed to Marlin R. Yutzy and Judith D. Yutzy, Trustees, of record in Official Record 363, Page 2684 and passing an iron pin (set) in the southerly right-of-way line of said Lucas Road at a distance of 36.66 feet;

Thence S 62 deg. 27' 05" W, with the southerly line of said 2.276 acre tract, a northerly line of said 25.1514 acre tract, a distance of 357.36 feet to an iron pin (found) at the southwesterly corner of said 2.276 acre tract, the southeasterly corner of that 5.245 acre tract of land as described in a deed to Lori A. Sullivan, of record in Official Record 4, Page 944;

Thence N 11 deg. 22' 10" W, with the westerly line of said 2.276 acre tract, the easterly line of said 5.245 acre tract, a distance of 663.75 feet to a spike (found) in the centerline of said Lucas Road, the northwesterly corner of said 2.276 acre tract, the northeasterly corner of said 5.245 acre tract, and passing an iron pin (found) in the southerly right-of-way of said Lucas Road at a distance of 628.22 feet;

Thence S 62 deg. 33' 00" E, with the centerline of said Lucas Road, the northerly line of said 2.276 acre tract, a distance of 171.70 feet to the point of beginning and containing 3.2766 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

All iron pins denoted as "set" are 5/8" (I.D.) x 30" iron pipe with a red plastic cap stamped "Compass S7272" and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others.

Bearings herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS observations processed against the Ohio CORS Network, with the centerline of Lucas Road being N 62 deg. 33' 00" E, and are used to denote angles only.

The foregoing description was prepared from information obtained from existing deed, plat and survey records also an actual field survey of the premises in August of 2021 in accordance with Chapter 4733-37, Ohio Administrative Code by COMPASS SURVEYING SOLUTIONS.

By 

G. Dean Erlenbach  
Ohio Registered Surveyor No. 7272

