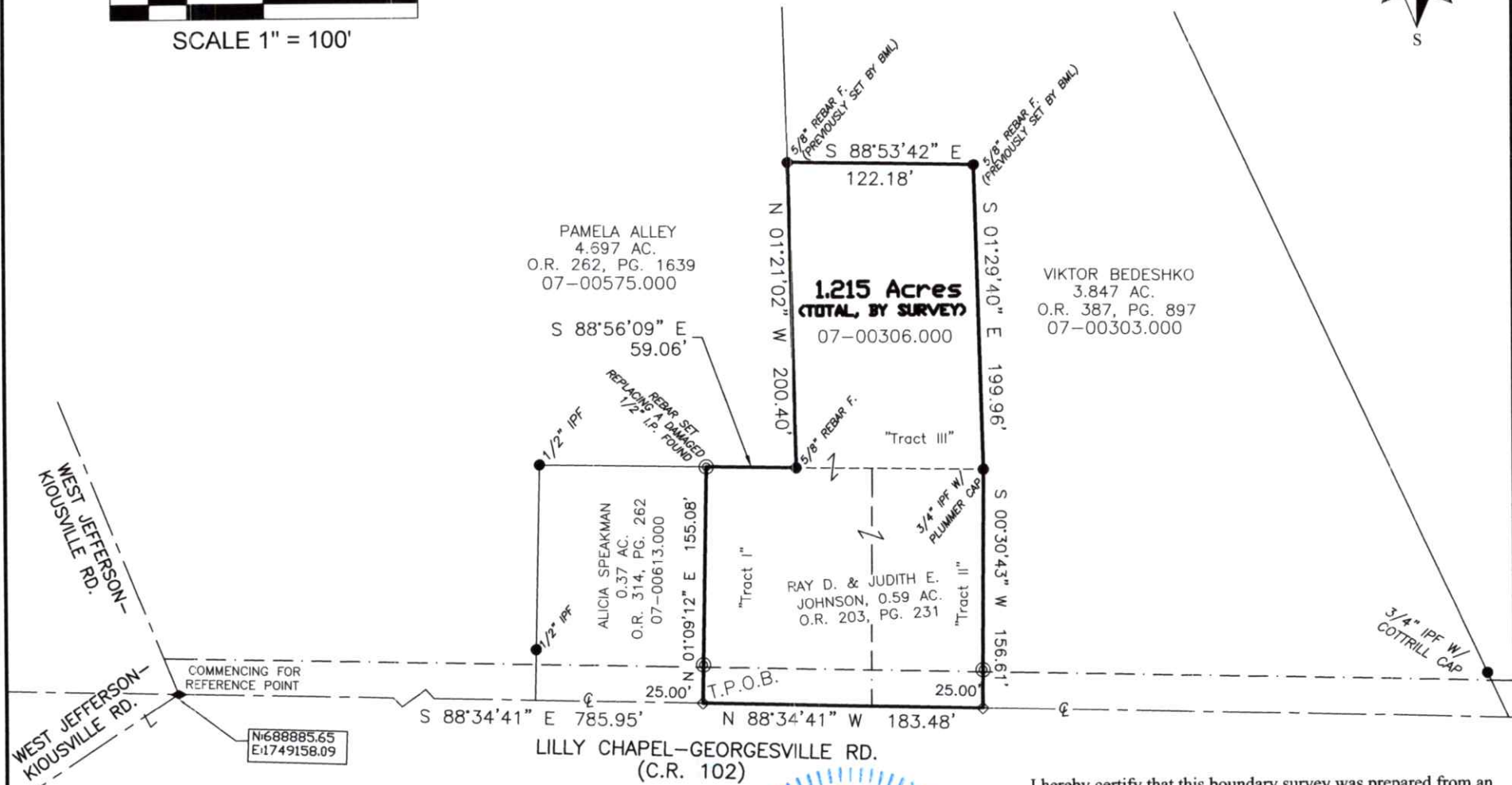
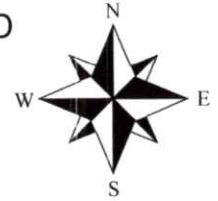
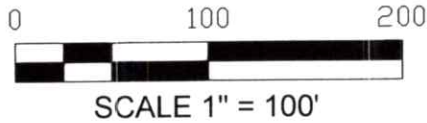


PLAT OF SURVEY

1.215 ACRE (BY SURVEY) TRACT, LOCATED IN
V.M.S. # 5280, VILLAGE OF LILLY CHAPEL, FAIRFIELD
TOWNSHIP, MADISON COUNTY, OHIO



Bearings are based on N 88° 34' 41" W, as shown hereon for the centerline of Lilly Chapel - Georgesville Rd. (C.R. 102), as derived from GPS observations utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with a 2011 NSRS adjustment.

BENCHMARK LAND SURVEYING
3501 MANILA DRIVE
WESTERVILLE, OH 43081
(614) 794-9609 ~ Office
bmlsurveying@yahoo.com

- LEGEND:**
- ⊙ = 5/8" - REBAR SET (w/ "B.L.SURVEYING-7980" RED CAP)
 - = 3/4" IRON PIPE FOUND (or as noted)
 - ◇ = SURVEY NAIL SET
 - ◆ = RAILROAD SPIKE FOUND



I hereby certify that this boundary survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

William D. Beer 2/19/21
 William D. Beer Date
 Registered Professional Surveyor No. 7980

August 18, 2021, Revised August 19, 2021
DESCRIPTION OF A 1.215 ACRE TRACT

Situated in the Village of Lilly Chapel, Township of Fairfield, County of Madison, State of Ohio, located in VMS # 5280, being "Tract I", "Tract II" and "Tract III" (total combined acreage of 1.215 acres, by Survey) conveyed to Ray D. and Judith E. Johnson in O.R. 203, Page 231 (07-00306.000), said 1.215 acres being more particularly described as:

Commencing for reference at a railroad spike found at the intersection of the centerline of Lilly Chapel - Georgesville Road (County Road 102) and the centerline of West Jefferson - Kiousville Road; thence, South 88° 34' 41" East, with the centerline of said Lilly Chapel - Georgesville Road, a distance of 785.95 feet to a survey nail set at the southwesterly corner of said "Tract I", being the southeasterly corner of that 0.37 acre tract conveyed to Alicia Speakman in O.R. 314, Page 262 and being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, North 01° 09' 12" East, with the westerly line of said Tract I and with the easterly line of said 0.37 acres, passing a rebar set at a distance of 25.00 feet, a total distance of 155.08 feet to a rebar set (replacing a damaged ½-inch iron pipe found) at the northwesterly corner of said Tract I, the same being the northeasterly corner of said 0.37 acres and being in a southerly line of that 4.697 acre tract conveyed to Pamela Alley in O.R. 262, Page 1639;

Thence, South 88° 56' 09" East, with the northerly line of said Tract I and with a southerly line of said 4.697 acres, a distance of 59.06 feet to a 5/8-inch rebar found at a southeasterly corner of said 4.697 acres;

Thence, North 01° 21' 02" West, with the westerly line of said "Tract III" and with an easterly line of said 4.697 acres, a distance of 200.40 feet to a 5/8-inch rebar found (previously set) at the northwesterly corner of said Tract III, the same being in an easterly line of said 4.697 acres and being a southwesterly corner of that 3.847 acre tract conveyed to Viktor Bedeshko in O.R. 387, Page 897;

Thence, South 88° 53' 42" East, with the northerly line of said Tract III and with a southerly line of said 3.847 acres, a distance of 122.18 feet to a 5/8-inch rebar found (previously set) at the northeasterly corner of said Tract III;

Thence, South 01° 29' 40" East, with the easterly line of said Tract III and with a westerly line of said 3.847 acres, a distance of 199.96 feet to ¾-inch iron pipe found (with a "Plummer" cap) at the southeasterly corner of said Tract III, the same being the northeasterly corner of said "Tract II" and being in a westerly line of said 3.847 acres;

Thence, South 00° 30' 43" West, with the easterly line of said Tract II and with a westerly line of said 3.847 acres, passing a rebar set at a distance of 131.61, a total distance of 156.61 feet to a survey nail set at the southeasterly corner of said Tract II, the same being the southwesterly corner of said 3.847 acres and being in the centerline of said Lilly Chapel - Georgesville Road;

Page 2 (1.215 acres)

Thence, North 88° 34' 41" West, with the southerly line of said Tracts I and II and with said centerline, a distance of 183.48 feet to the TRUE PLACE OF BEGINNING.

Containing 1.215 acres of land (by Survey).

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

All rebar's set are 5/8-inch in diameter and 30-inches long with a red cap bearing the inscription "B.L. SURVEYING-7980".

Bearings are based on North 88° 34' 41" West, as given herein for the centerline of Lilly Chapel – Georgesville Road (C.R. 102), as derived from GPS observations utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with a 2011 NSRS adjustment.

This description is based on a field survey performed by or under the direct supervision of the undersigned / Benchmark Land Surveying, LLC in August of 2021.

All references are to records of the Recorder's Office, Madison County, Ohio.



William D. Beer 8/19/21

William D. Beer Date
Registered Professional Surveyor No. 7980