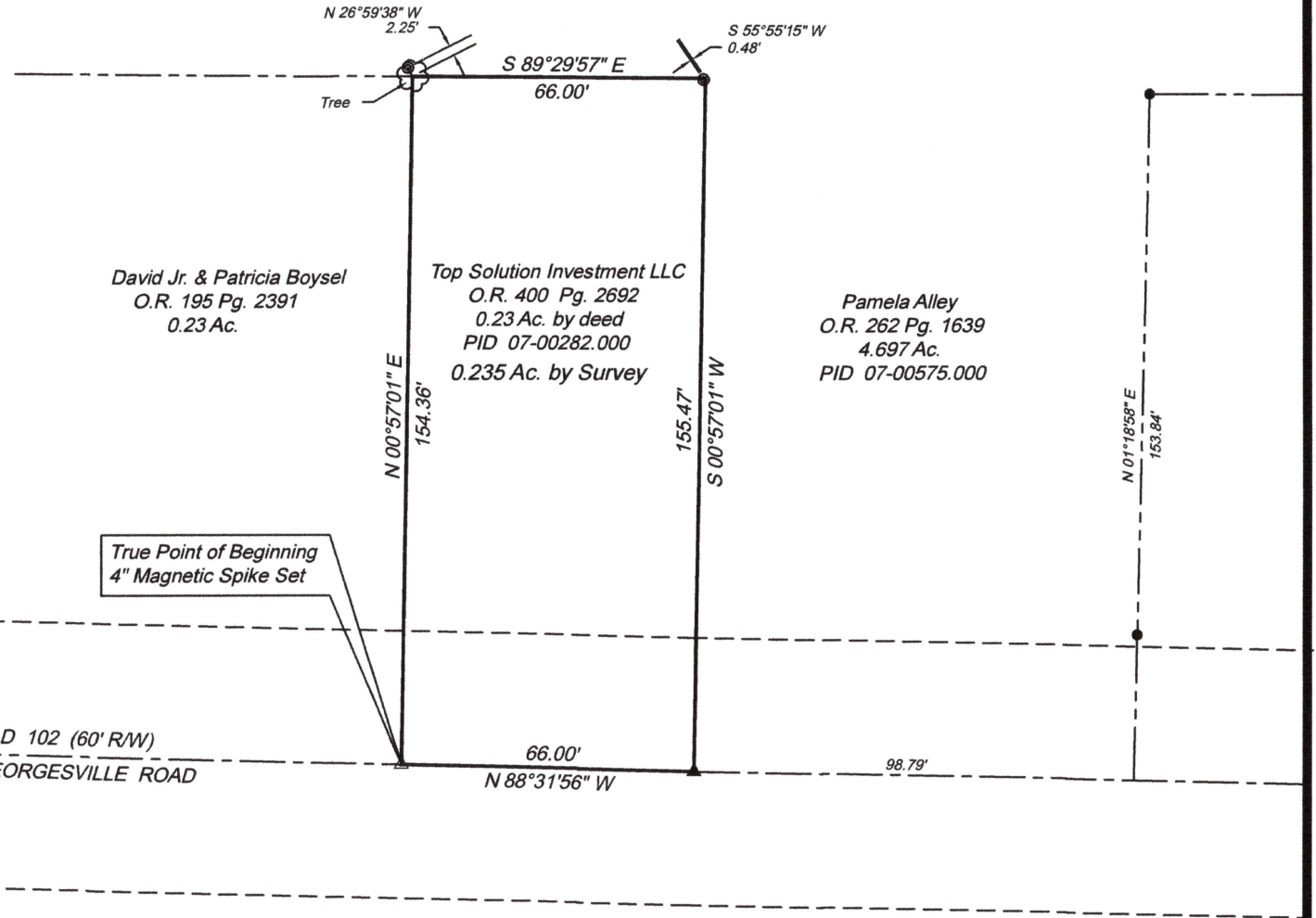


STATE of OHIO  
MADISON COUNTY  
FAIRFIELD TOWNSHIP  
VILLAGE of LILLY CHAPEL  
Part of VMS 5280  
VIRGINIA MILITARY DISTRICT

"Bearings 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 center line of Lilly Chapel - Georgesville Rd as bearing S 88° 31' 56" E and are used to denote angles only."



David Jr. & Patricia Boysel  
O.R. 195 Pg. 2391  
0.23 Ac.

Top Solution Investment LLC  
O.R. 400 Pg. 2692  
0.23 Ac. by deed  
PID 07-00282.000  
0.235 Ac. by Survey

Pamela Alley  
O.R. 262 Pg. 1639  
4.697 Ac.  
PID 07-00575.000

Reference Point of Beginning  
Intersection of West Jefferson - Kiousville Road  
and Lilly Chapel - Georgesville Road  
Existing RR Spike Found

True Point of Beginning  
4" Magnetic Spike Set

WEST JEFFERSON - KIOUSVILLE ROAD

N 688885.65  
E 1749158.09

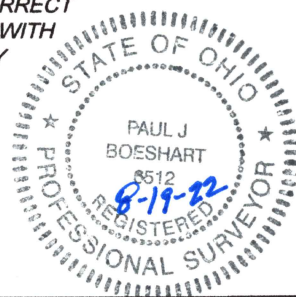
511.31'  
S 88°31'56" E

COUNTY ROAD 102 (60' R/W)  
LILLY CHAPEL - GEORGESVILLE ROAD

66.00'  
N 88°31'56" W

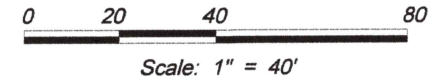
98.79'

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN AUGUST, 2022.



PAUL J. BOESHART, PLS ~ REG. NO. S-6512  
94 CANYON VILLA DRIVE  
HEBRON, OH 43025  
PHONE: 740-928-4130 CELL: 740-616-0812

- ▲ = Existing RR Spike Found
- = Existing 2" Steel Post
- = Existing 5/8" Iron Pin
- △ = 4" Magnetic Spike Set



Date: August 18, 2022  
Dwg. No. 22 - 7316

**PAUL J. BOESHART, Professional Land Surveyor**  
Email: [pjboeshart@hotmail.com](mailto:pjboeshart@hotmail.com)

**94 CANYON VILLA DRIVE**  
**Hebron, OH 43025**

**Ph: 740-928-4130**

August 19, 2022

**Job No. 22-7316**

Surveyor's Description – **All of Parcel No. 07-00282.000 – 0.235 Acres**

The parcel herein described is known as being the same lands conveyed to **Top Solution Investment LLC** as described in Official Record 400 Pg. 2692 found in the Madison County Recorder's Office in London, Ohio and is situated in and part of VMS 5280 in the Village of Lilly Chapel in Fairfield Township, in the Virginia Military District in Madison County, Ohio and is better described as follows:

**Beginning for a Reference** at the intersection of the center of West Jefferson – Kiousville Road and Lilly Chapel – Georgesville Road (County Road 102 – 60' R/W) at an existing RR Spike;

**Thence**, with the center of the said Lilly Chapel – Georgesville Road, **South 88 degrees 31 minutes 56 seconds East, 511.31 feet** to a set 4" Magnetic Spike and the **True Point of Beginning** for the herein described parcel;

**Thence**, leaving the said road and with the east line of David Jr. & Patricia Boysel (O.R. 195 Pg 2391), **North 00 degrees 57 minutes 01 seconds East, 154.36 feet** to a 5" Tree, referenced by an existing 2" Steel Post bearing North 26 degrees 59 minutes 38 seconds West, 2.25 feet therefrom;

**Thence**, with the lines of Pamela Alley (O.R. 262 Pg. 1639), the following two (2) courses:


- 1.) **South 89 degrees 29 minutes 57 seconds East, 66.00 feet** to a point in the concrete base of a 2" Steel Post bearing south 55 degrees 55 minutes 15 seconds West, 0.48 feet therefrom;
- 2.) **Thence, South 00 degrees 57 minutes 01 seconds West, 155.47 feet** to an existing RR Spike found in the center of Lilly Chapel – Georgesville Road;

**Thence**, with the said road, **North 88 degrees 31 minutes 56 seconds West, 66.00 feet** to the **True Point of Beginning**.

Containing **0.235 ACRES** and being subject to all legal roads, easements and restrictions of record.

"**Bearings** 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 center line of Lilly Chapel – Georgesville Road as bearing **South 88 degrees 31 minutes 56 seconds East**, and are used to denote angles only."

I, **Paul J. Boeshart**, (Reg. No. S-6512), hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in August, 2022.

  
**Paul J. Boeshart, P.L.S.**  
**Registration No. S-6512**

