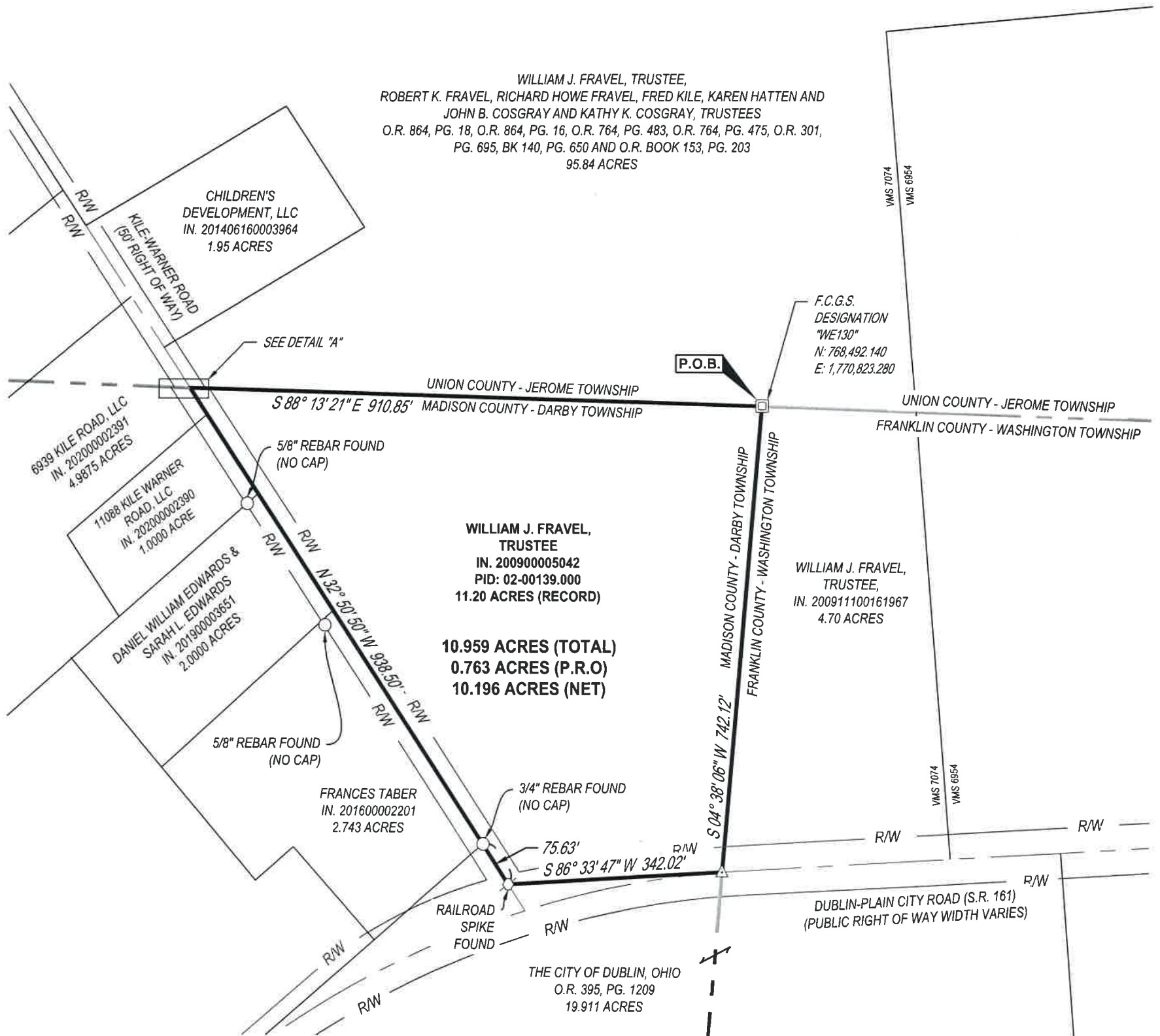


# SURVEY OF ACREAGE PARCEL

## STATE OF OHIO, MADISON COUNTY, DARBY TOWNSHIP, VIRGINIA MILITARY SURVEY NO. 7074

WILLIAM J. FRAVEL, TRUSTEE,  
ROBERT K. FRAVEL, RICHARD HOWE FRAVEL, FRED KILE, KAREN HATTEN AND  
JOHN B. COSGRAY AND KATHY K. COSGRAY, TRUSTEES  
O.R. 864, PG. 18, O.R. 864, PG. 16, O.R. 764, PG. 483, O.R. 764, PG. 475, O.R. 301,  
PG. 695, BK 140, PG. 650 AND O.R. BOOK 153, PG. 203  
95.84 ACRES



CHILDREN'S DEVELOPMENT, LLC  
IN. 201406160003964  
1.95 ACRES

6939 KILE ROAD, LLC  
IN. 202000002391  
4.9875 ACRES

11088 KILE WARNER ROAD, LLC  
IN. 202000002390  
1.0000 ACRE

DANIEL WILLIAM EDWARDS & SARAH L. EDWARDS  
IN. 201900003851  
2.0000 ACRES

FRANCES TABER  
IN. 201600002201  
2.743 ACRES

WILLIAM J. FRAVEL, TRUSTEE  
IN. 200900005042  
PID: 02-00139.000  
11.20 ACRES (RECORD)

**10.959 ACRES (TOTAL)**  
**0.763 ACRES (P.R.O)**  
**10.196 ACRES (NET)**

WILLIAM J. FRAVEL, TRUSTEE,  
IN. 200911100161967  
4.70 ACRES

THE CITY OF DUBLIN, OHIO  
O.R. 395, PG. 1209  
19.911 ACRES

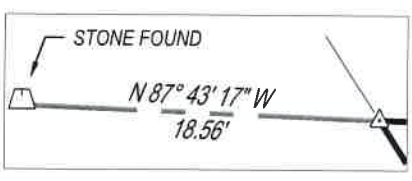
F.C.G.S. DESIGNATION "WE130"  
N: 768,492.140  
E: 1,770,823.280

### SURVEY LEGEND

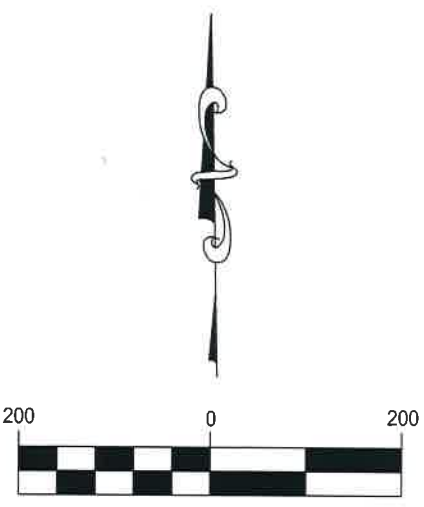
- - 5/8" Iron Pin Set w/cap CESO, Inc
- - Iron Pin Found as Described
- △ - Stone Found
- △ - MAG Nail Set
- ⊠ - Railroad Spike Found

### BASIS OF BEARINGS

OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY A SERIES OF GPS OBSERVATIONS WITH POST PROCESSED OPUS SOLUTIONS, WITH A BEARING OF SOUTH 86° 30' 34" WEST FOR A PORTION OF THE CENTERLINE OF DUBLIN-PLAIN CITY ROAD (S.R. 161).



**DETAIL "A"**  
SCALE 1" = 10'



GRAPHIC SCALE (IN FEET)

I hereby state that this plat is a true and accurate representation of the premises shown hereon, in accordance with Chapter 4733-37 of the Ohio Administrative Code, and was based on an actual survey performed on the ground under my supervision.

*Jeffrey A. Miller* 8-9-22  
Jeffrey A. Miller, PS #7211 Date  
Jeff.Miller@cesoinc.com



<b>SURVEY OF ACREAGE PARCEL</b>	
<b>KILE PROPERTY (10.959 ACRES)</b>	
MADISON COUNTY, OHIO	
SCALE: 1"=200'	DATE: 7/29/2022
DESIGN:	JOB NO.: 758601
DRAWN: OPG	SHEET NO.: 1 OF 1
CHECKED: MJA	
 WWW.CESOINC.COM	

## Legal Description 10.959 Acres

Situated in the State of Ohio, County of Madison, Township of Darby, Virginia Military Survey No. 7074 and all of a 11.20 acre tract of land as conveyed to William J. Fravel, Trustee, of record in Instrument Number 200900005042, all deed references, unless otherwise noted, refer to the records of the Recorder's Office Madison County, Ohio, and being more particularly described as follows:

**Beginning** at FCGS WE130 found, being the intersection point of Union County (Jerome Township), Madison County (Darby Township), and Franklin County (Washington Township), also being a point in the southerly line of a 95.84 acre tract (Union County) as conveyed to William J. Fravel, Trustee, Robert K. Fravel, Richard Howe Fravel, Fred Kile, Karen Hatten, and John B. Cosgray and Kathy K. Cosgray, Trustees, of record in Official Record 864, Page 18, Official Record 864, Page 16, Official Record 764, Page 483, Official Record 764, Page 475, Official Record 301, Page 695, Deed Book 140, Page 650, and Official Record Book 153, Page 203, also being the northwesterly corner of a 4.70 acre tract (Franklin County) as conveyed to William J. Fravel, Trustee, Instrument Number 200911100161967;

Thence **South 4°38'06" West**, with the westerly line of said 4.70 acre tract, and the Franklin-Madison County line, a distance of **742.12 feet** to a mag nail set in the centerline of Dublin-Plain City Road (S.R. 161), said mag nail being on the north line of a 19.911 acre tract as conveyed to The City of Dublin, Ohio of record in Official Record 395, Page 1209;

Thence **South 86°33'47" West**, with the north line of said 19.911 acre tract, leaving the centerline and through the right-of-way of said S.R. 161, a distance of **342.02 feet** to a railroad spike found;

Thence **North 32°50'50" West**, with the centerline of said Kile-Warner Road and with the east line of a 2.743 acre tract as conveyed to Frances Taber of record in Instrument Number 201600002201, the east line of a 2.0000 acre tract as conveyed to Daniel William Edwards and Sarah L. Edwards of record in Instrument Number 201900003651, the east line of a 1.0000 acre tract as conveyed to 11088 Kile Warner Road, LLC of record in Instrument Number 202000002390, the east line of a 4.9875 acre tract as conveyed to 6939 Kile Road, LLC of record in Instrument Number 202000002391 and passing a 3/4" rebar found at a distance of 75.63 feet, a total distance of **938.50 feet** to a mag nail set, at the intersection of the centerline of said Kile-Warner Road with the Union County – Madison County line and being on the south line of said 95.84 acre tract, a stone found bears North 87°43'17" West, 18.56 feet;

Thence **South 88°13'21" East**, with said county line and south line of said 95.84 acre tract, a distance of **910.85 feet** to the **Point of Beginning** and containing **10.959 acres** of land more or less, of which 0.236 acres lies in the existing right-of-way of Kile-Warner Road and Dublin-Plain City Road (S.R. 161) and being all within Auditors Parcel number 02-00139.000.

Subject to all covenants, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

Iron pins set are 5/8" x 30" rebar with cap marked "CESO, INC".

The basis of bearings for this description are based on North 32°50'50" West, for a portion of the centerline of Kile-Warner Road based on Ohio State Plane Coordinate System, Ohio South Zone, NAD 83 (2011) as determined by a series of GPS observations using ODOT CORS network.

CESO, Inc.



Jeffrey A. Miller, PS  
Registered Surveyor No. 7211

758601-DESC-KILE\_10.959Ac.docx  
7/29/2022

