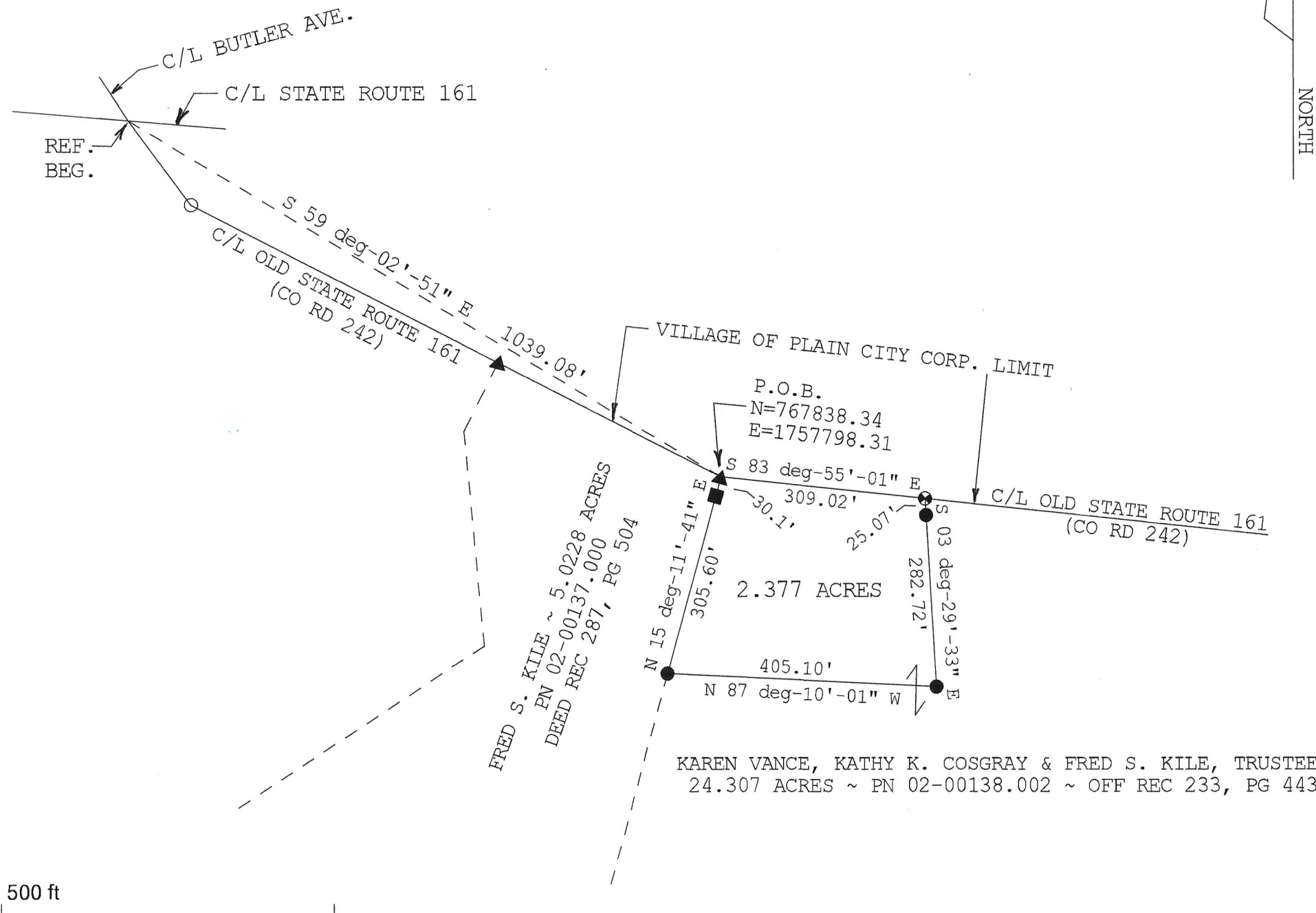


PLAT OF SURVEY FOR:  
 KAREN VANCE, KATHY K. COSGRAY  
 & FRED S. KILE, TRUSTEES  
 DARBY TOWNSHIP ~ V.M.S. 3685  
 MADISON COUNTY, OHIO  
 PART OF 24.307 ACRE TRACT  
 OFF REC 233, PG 443  
 PN 02-00138.002

NOTES:

- 1) ▲ RAILROAD SPIKE FOUND
- 2) ◎ IRON ROD FOUND
- 3) ○ IRON PIPE FOUND
- 4) ⊗ MAG NAIL SET
- 5) ■ CONCRETE POST FOUND
- 6) ● 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
- 7) BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983



*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
 JAN 03, 2022 JN 96-32-22

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC  
 P.O. BOX 192  
 MARYSVILLE, OH 43040  
 937-642-3400

KAREN VANCE, KATHY K. COSGRAY & FRED S. KILE, TRUSTEES  
 24.307 ACRES ~ PN 02-00138.002 ~ OFF REC 233, PG 443

LEGAL DEED DESCRIPTION  
2.377 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey number 3685; being part of the 24.307 acre tract of Karen Vance, Kathy K. Cosgray and Fred S. Kile, Trustees (Official Record 233, page 443, PN 02-00138.002); and being further bounded and described as follows:

Beginning for reference at the point of intersection of the centerline of State Route 161 and the centerline of Butler Avenue and Old State Route 161.

Thence South 59 deg.-02'-51" East, 1039.08 feet to a railroad spike found in said centerline of Old State Route 161 at the northeast corner of the 5.0228 acre tract of Fred S. Kile (Deed Record 287, page 504, PN 02-00137.000). Said spike marking the TRUE POINT OF BEGINNING.

Thence South 83 deg.-55'-01" East, 309.02 feet along said centerline of Old State Route 161 to a mag nail set.

Thence South 03 deg.-29'-33" East, 282.72 feet (passing over an iron rod set at 25.07 feet) to an iron rod set.

Thence North 87 deg.-10'-01" West, 405.10 feet to an iron rod set on the east line of said 5.0228 acre tract.

Thence North 15 deg.-11'-41" East, 305.60 feet along said east line (passing over a concrete post found at 275.5 feet) to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, South Zone, NAD 1983. The tract as described from an actual field survey performed on or about January 03, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **2.377 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.

