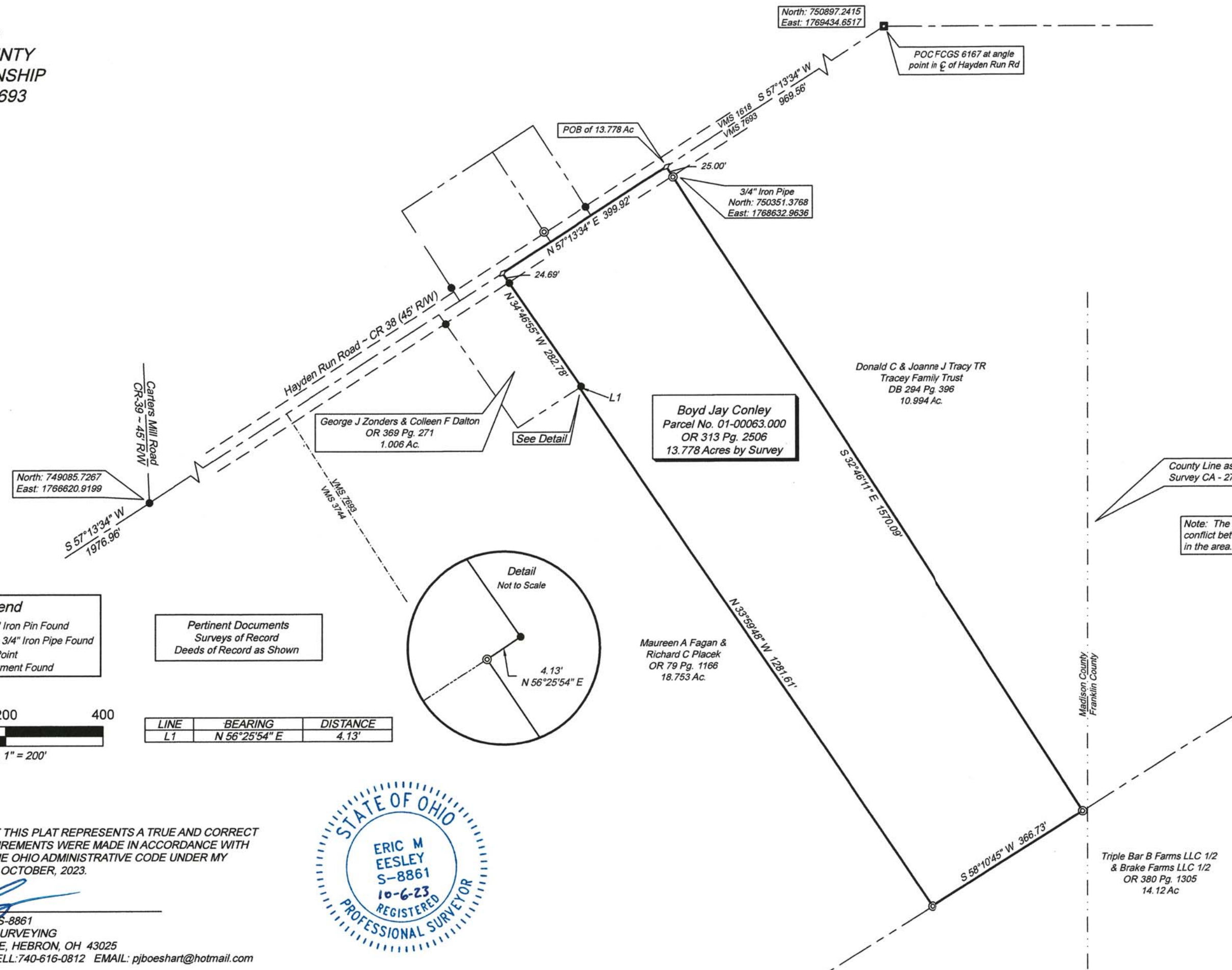


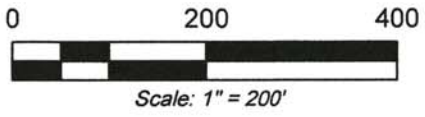
STATE of OHIO
MADISON COUNTY
CANAAN TOWNSHIP
PART of VMS 7693

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83, as established by Static and RTK GPS Observations, and was determined by using NGS, OPUS-S Service, with the Centerline of Hayden Run Rd as bearing North 57° 13' 34" East and are used to denote angles only."



- Legend**
- = Existing 5/8" Iron Pin Found
 - ⊙ = Existing Iron 3/4" Iron Pipe Found
 - = Calculated Point
 - = FCGS Monument Found

Pertinent Documents
Surveys of Record
Deeds of Record as Shown



LINE	BEARING	DISTANCE
L1	N 56°25'54" E	4.13'



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 OCTOBER, 2023.

Eric M. Eesley
ERIC M EESLEY, P.S. # S-8861
PAUL BOESHART LAND SURVEYING
94 CANYON VILLA DRIVE, HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812 EMAIL: pjboshart@hotmail.com

PAUL J. BOESHART, PLS
Email: pjboeshart@hotmail.com
Ph: 740-928-4130

94 CANYON VILLA DRIVE
HEBRON, OH 43025

October 3, 2023

Job No. 23-7856

Surveyor's Description ~ **All of Parcel No. 01-00063.000** ~ **13.778 Acres**

Situated in the State of Ohio, Madison County, Canaan Township, Part of Virginia Military Survey 7693. The parcel herein described is known as being All of the same lands conveyed to **Boyd Jay Conley** as described in **Official Record 313 Page 2506**, (All records herein are from the Recorder's Office, Madison County, Ohio) and is better described as follows:

Beginning at the Franklin County Monument designated FCGS 6167, located at the angle point on the centerline of Hayden Run Road ~ County Road 38 (45' R/W) and being the place of commencement;

Thence, southwesterly along the centerline of said Hayden Run Road bearing **South 57°13'34" West** a distance of **969.56 feet** to a point, said point being the northeasterly corner of Donald C & Joanne J Tracy TR of the Tracey Family Trust 10.994 Acre parcel (DB 294 Pg. 396), the Northeast corner of the subject parcel, and the **True Point of Beginning**;

Thence, southeasterly along the westerly line of said Tracey Family Trust 10.994 Acre parcel bearing **South 32°46'11" East**, passing a ¾" Iron Pipe Found at 25.00 feet, a total distance of **1570.09 feet** to a ¾" Iron Pipe Found, said pipe being the southeasterly corner of said Tracey Family Trust 10.994 Acre parcel and in the northerly line of Triple Bar B Farms LLC ½ & Brake Farms LLC ½ 14.12 Acre parcel (OR380 Pg. 1305);

Thence, southwesterly along the northerly line of said Triple Bar B Farms LLC ½ & Brake Farms LLC ½ 14.12 Acre parcel bearing **South 58°10'45" West** a distance of **366.73 feet** to a ¾" Iron Pipe Found, said pipe being the southwesterly corner of Maureen A Fagan & Richard C Placek 18.753 Acre parcel (OR 79 Pg. 1166);

Thence, northwesterly along the easterly line of said Maureen A Fagan & Richard C Placek 18.753 Acre parcel bearing **North 33°59'48" West** a distance of **1281.61 feet** to a ¾" Iron Pipe Found, said pipe being a northeasterly corner of said Maureen A Fagan & Richard C Placek 18.753 Acre parcel and in the southerly line of said George J Zonders & Colleen F Dalton 1.006 Acre parcel;

Thence, northeasterly, and northwesterly along the southerly and easterly lines of said George J Zonders & Colleen F Dalton 1.006 Acre parcel the following two (2) courses:


1. **North 56°25'54" East** a distance of **4.13 feet** to a 5/8" Iron Pin Found;
2. **North 34°46'55" West**, passing a 5/8" Iron Pin Found at 258.09 feet, a total distance of **282.78 feet** to a point in the centerline of said Hayden Run Road;

Thence, northeasterly along the centerline of said Hayden Run Road bearing **North 57°13'34" East** a distance of **399.92 feet** to the **True Point of Beginning**.

Containing 13.778 Acres in total, and being subject to all legal roads, easements, and restrictions of record. All iron pins set are 5/8" x 30" Rebar with a 1.5" Aluminum ID Cap stamped "Eric M Eesley S-8861".

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I, Eric M Eesley, of Paul Boeshart Land Surveying, 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 October 2023.


Eric M Eesley, Professional Land Surveyor
Registration No. S-8861

