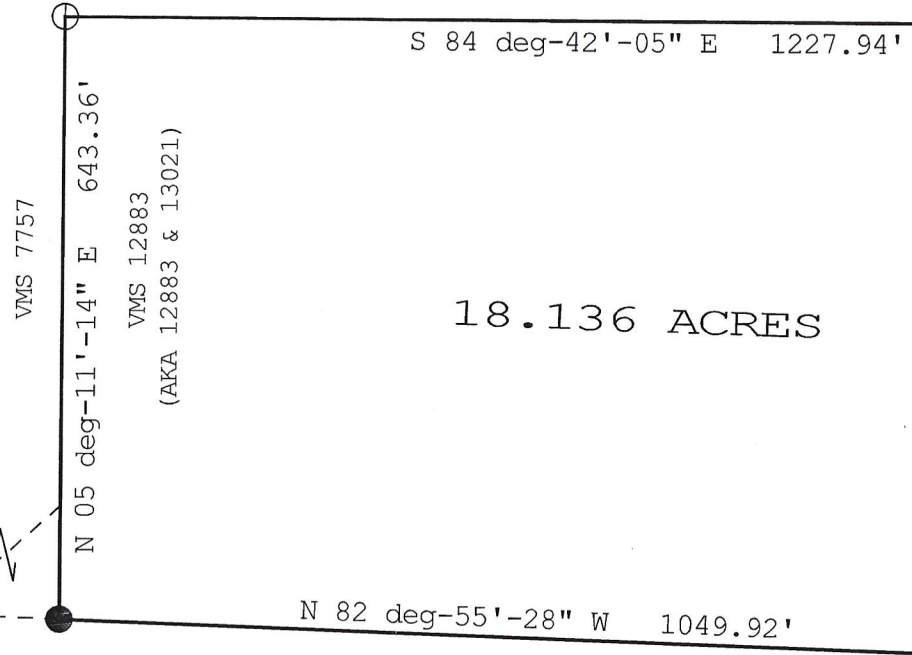


ABE & MARTHA E. BEACHY, TRUSTEES; 68.56 ACRES  
OFF REC 327, PG 1734; PN 02-00306.000

ABE & MARTHA E. BEACHY, TRUSTEES; 32.000 ACRES  
OFF REC 327, PG 1734; PN 02-00015.003



18.136 ACRES

MARK E. & CHARLENE G. TROYER  
42.23 ACRES  
DEED REC 277, PG 913  
PN 02-00274.001

P.O.B.  
N= 759895.43  
E= 1739441.09

JONAS N. TROYER & ELMA J. TROYER, TRUSTEES  
ORIG. 110.48 ACRE  
OFF REC 245, PG 386  
PN 02-00274.000

PLAT OF SURVEY FOR:  
MARK E. & CHARLENE G. TROYER  
DARBY TOWNSHIP  
VMS 12883 AND VMS 7754  
MADISON COUNTY, OHIO

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

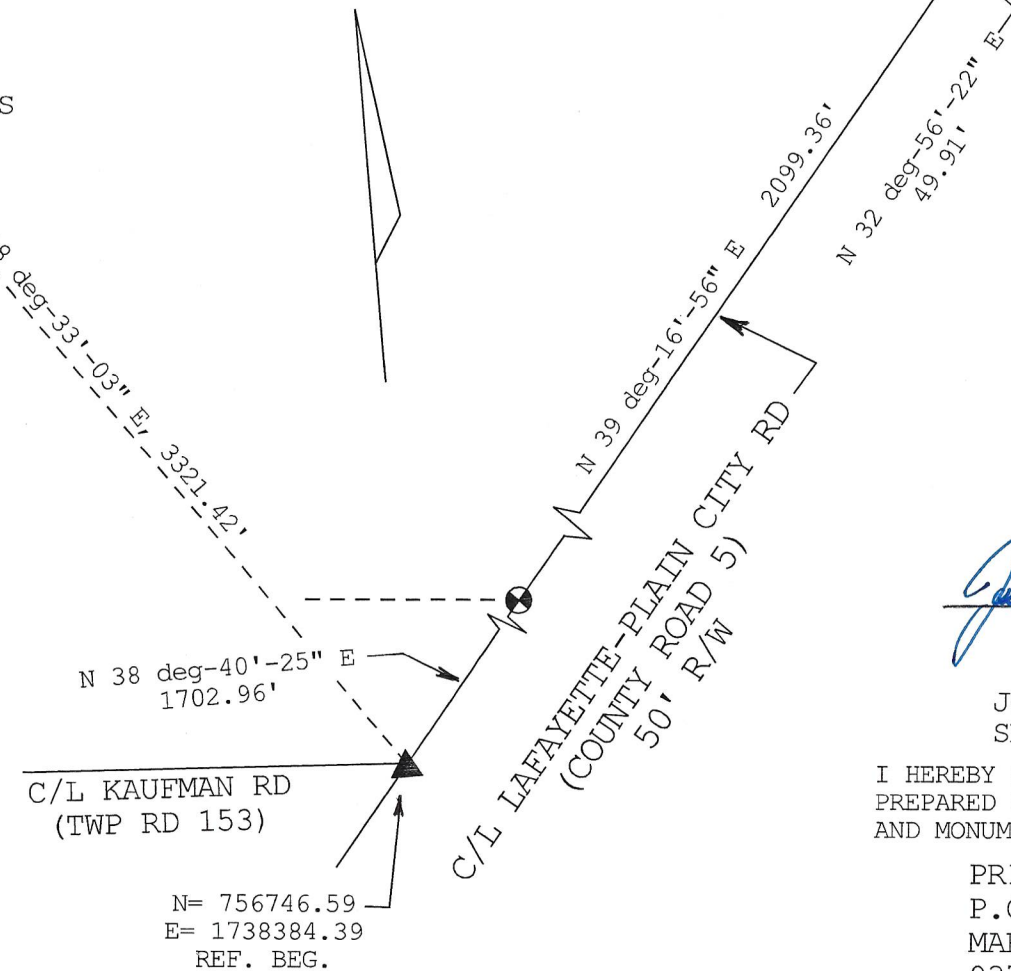


*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
SEP 14, 2023 JN 19-25T

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, OHIO 43040  
937-642-3400



N= 756746.59  
E= 1738384.39  
REF. BEG.

LEGAL DEED DESCRIPTION  
MARK E. & CHARLENE G. TROYER  
18.136 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 12883 and 7754; being part of the 42.23 acre tract of Mark E. and Charlene G. Troyer (Deed Record 277, page 913; PN 02-00274.001); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Kaufman Road (Township Road 153) and Lafayette-Plain City Road (County Road 5).

Thence with three consecutive courses of said centerline of Lafayette-Plain City Road:

- 1) North 38 deg.-40'-25" East, 1702.96 feet to a mag nail found.
- 2) North 39 deg.-16'-56" East, 2099.36 feet to a railroad spike found.
- 3) North 32 deg.-56'-22" East, 49.91 feet to an iron rod found at the northeast corner of the original 110.48 acre tract of Jonas N. Troyer and Elma J. Troyer, Trustees (Official Record 245, page 386; PN 02-00274.000).

Thence North 83 deg.-37'-19" West, 1372.28 feet along the northerly line of said original 110.48 acre tract to an iron rod set, being the True Point of Beginning.

Thence continuing with two consecutive courses of said tract:

- 1) North 83 deg.-37'-19" West, 110.26 feet to an iron pipe found on the west line of said V.M.S. 7754.
- 2) North 82 deg.-55'-28" West, 1049.92 feet to an iron rod set on a southeasterly corner of the 68.56 acre tract of Abe and Martha E. Beachy, Trustees (Official Record 327, page 1734; PN 02-00306.000).

Thence North 05 deg.-11'-14" East, 643.36 feet along an east line of said 68.56 acre tract to an iron pipe found on the southwest corner of the 32.000 acre tract also of Abe and Martha E. Beachy, Trustees (also Official Record 327, page 1734; PN 02-00015.003).

Thence South 84 deg.-42'-05" East, 1227.94 feet along the south line of said 32.000 acre tract to an iron rod set.

Thence South 10 deg.-56'-42" West, 681.30 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 September 14, 2023, by Registered Surveyor, Joseph P. Priday (S-7277), contains **18.136 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.

