



ROGER C. SCHEIDERER  
 ORIG. 100 ACRE TRACT  
 P.N. 02-00245.000  
 OFF REC 393, PG 2512

PLAT OF SURVEY FOR:  
 ROGER C. SCHEIDERER  
 DARBY TWP ~ V.M.S. 3685  
 MADISON COUNTY, OHIO  
 PART OF ORIG. 100 ACRE  
 OFF REC 393, PG 2512



*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
 MAY 12, 2022 JN 22-10A

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

NOTES:

- 1) ○ IRON PIPE FOUND
- 2) ● IRON ROD FOUND
- 3) □ CONCRETE POST FOUND
- 4) ● 5/8" X 30 IRON ROD WITH PLASTIC I.D. CAP SET
- 5) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983.

LEGAL DEED DESCRIPTION  
SCHEIDERER  
20.010 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey number 3685; being part of the original 100 acre tract of Roger C. Scheiderer (Official Record 393, page 2512, PN 02-00245.000); 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 76 deg.-50'-12" East, 3468.73 feet to a point in said centerline of State Route 161, being the TRUE POINT OF BEGINNING.

Thence South 84 deg.-13'-31" East, 62.84 feet along said centerline of State Route 161 to a point at a northwesterly corner of the original 93.4705 acre tract of Noah Beachy Farms Ltd. (Official Record 179, page 1915, P.N. 02-00028.000).

Thence with two consecutive courses of said original 93.4705 acre tract:

- 1) South 11 deg.-31'-01" East, 1372.78 feet (passing over an iron pipe found at 43.17 feet) to a concrete post found.
- 2) South 61 deg.-16'-30" West, 741.89 feet to an iron rod set.

Thence North 20 deg.-37'-30" West, 1075.17 feet to an iron rod set.

Thence North 65 deg.-59'-03" East, 838.76 feet to an iron rod set.

Thence North 11 deg.-31'-01" West, 367.81 feet (passing over an iron rod set at 320.66 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 May 12, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **20.010 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.

The above described 20.010 acre tract shall be subject to a 60 foot wide ingress-egress easement and a 20 foot wide utility easement as shown on the plat of survey.

