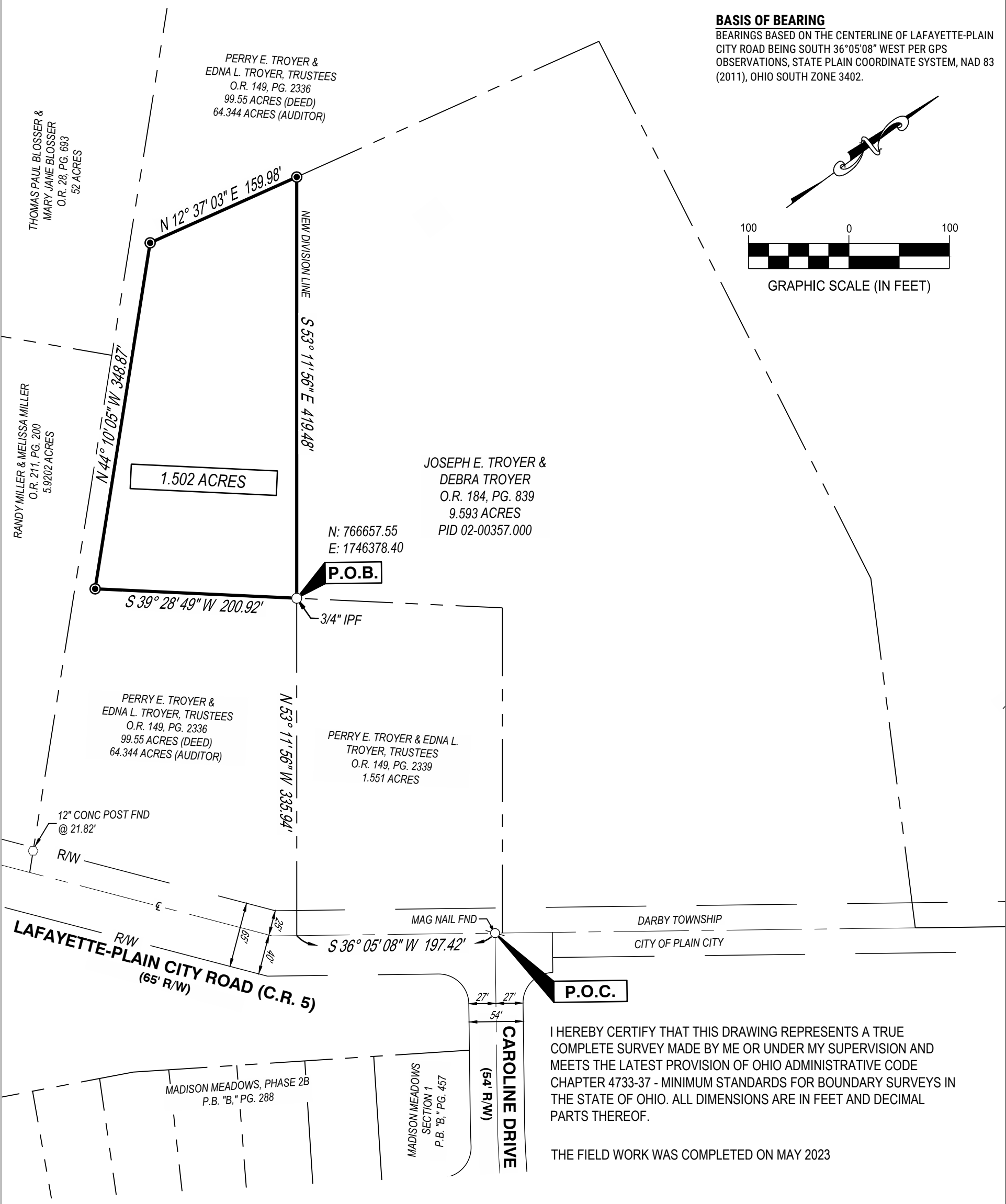
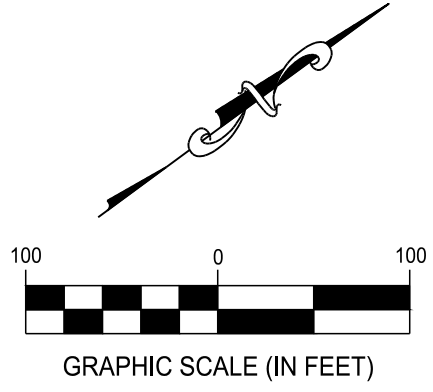


BASIS OF BEARING

BEARINGS BASED ON THE CENTERLINE OF LAFAYETTE-PLAIN CITY ROAD BEING SOUTH 36°05'08" WEST PER GPS OBSERVATIONS, STATE PLAIN COORDINATE SYSTEM, NAD 83 (2011), OHIO SOUTH ZONE 3402.

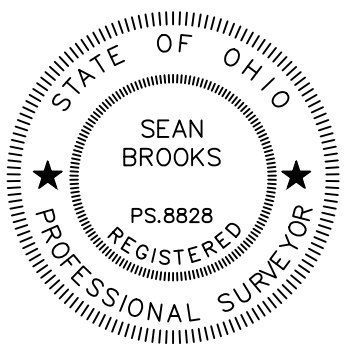


I HEREBY CERTIFY THAT THIS DRAWING REPRESENTS A TRUE COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 2023

SEAN T. BROOKS, OHIO P.S. NO. 8828
 brooks@cesoinc.com
 3601 RIGBY ROAD, SUITE 300
 DAYTON, OHIO 45342

7-5-2023
 DATE



SURVEY LEGEND

- - 5/8"x30" Iron Pin Set w/cap CESO, Inc
- - Iron Pipe Found as Described
- ⊗ - PK Nail/Mag Nail Found
- ⊕ - Concrete Post Found

Drawing Title:	© 2023 CESO, INC.
	Project Number: 762281
	Scale: 1" = 100'
	Drawn By: ABP
	Checked By: MJA
	Date: 6/30/2023
	Issue:

SURVEY OF ACREAGE PARCEL
 DARBY TOWNSHIP, MADISON COUNTY, OHIO
 VIRGINIA MILITARY SURVEY 7753



LEGAL DESCRIPTION

Containing 1.502 Total Acres

Situated in the State of Ohio, Madison County, Darby Township, Virginia Military Survey 7753, being part of a 9.593 acre parcel of land conveyed to Joseph E. Troyer and Debra Troyer of record in Deed Book 184, Page 839, Madison County PID 02-00357.000 all deed references are on record at the Recorder's Office of Madison County, Ohio and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Lafayette-Plain City Road (C.R. 5) and Caroline Drive (a 54-foot-wide public right-of-way dedicated in Plat Cabinet "B," Page 457);

Thence with the centerline of said Lafayette-Plain City Road, **South 36° 05' 08" West**, a distance of **197.42 feet** to the southeasterly corner of a 1.551-acre parcel of land conveyed to Perry E. Troyer and Edna L. Troyer, Trustees, of record in Original Record 149, Page 2339;

Thence with the southerly line of said 1.551-acre parcel of land, **North 53° 11' 56" West**, a distance **335.94 feet** to 3/4" iron pipe found in an easterly line of said 9.593 acre parcel of land, being the **POINT OF BEGINNING** of the parcel herein described;

Thence with the lines of said 9.593-acre parcel of land, the following three courses:

1. **South 39° 28' 49" West**, a distance of **200.92 feet** to an iron pin set;
2. **North 44° 10' 05" West**, a distance of **348.87 feet** to an iron pin set;
3. **North 12° 37' 03" East**, a distance of **159.98 feet** to an iron pin set;

Then with a new division line through said 9.593-acre parcel of land, **South 53° 11' 56" East**, a distance **419.48 feet** the **TRUE POINT OF BEGINNING**, containing 1.502 acres of land, more or less.

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

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

Bearings based on the centerline of Lafayette-Plain City Road being South 36°05'08" West per GPS observations, State Plain Coordinate System, NAD 83 (2011), Ohio South Zone 3402.

CESO, Inc.



7-5-2023.

Sean T. Brooks, PS
Ohio Registered Surveyor No. 8828

Date