

P.O.B.  
37.241 ACRE TRACT  
Easting: 1745485.242  
Northing: 767815.806

P.O.B.  
27.038 ACRE TRACT  
Easting: 1746647.392  
Northing: 766456.307

Line #	Direction	Length
L1	S36° 05' 08"W	24.44'
L2	S51° 27' 58"W	249.54'
L3	N81° 59' 10"E	304.07'
L4	S78° 15' 11"E	189.71'
L5	N83° 44' 37"E	220.57'
L6	S89° 57' 11"E	115.50'
L7	N74° 39' 49"E	94.41'
L8	N49° 06' 26"E	135.95'
L9	S44° 10' 05"E	348.87'
L10	N39° 28' 49"E	200.92'
L11	S53° 11' 56"E	335.93'

**SURVEY LEGEND**

- - 5/8" Iron Pin Set w/cap CESO, Inc
- - Iron Pipe Found as Described
- △ - Stone Found
- - County Monument Found
- ⊙ - PK Nail/Mag Nail Found
- ▲ - PK Nail/Mag Nail Set
- - Concrete Post Found

Curve	Delta	Radius	Arc Length	Chord
C1	90° 00' 07"	25.00'	39.27'	N8° 55' 01"W, 35.36'
C2	34° 09' 55"	375.00'	223.61'	N71° 00' 02"W, 220.31'
C3	16° 20' 21"	435.00'	124.05'	S83° 44' 51"W, 123.63'
C4	24° 38' 30"	260.00'	111.82'	S87° 53' 55"W, 110.96'
C5	44° 07' 18"	340.00'	261.82'	S76° 16' 49"W, 255.40'

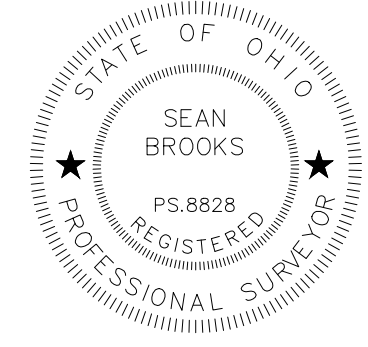
- ① Plain City Investors, LLC  
PID: 35-00008.001  
O.R. 422, Pg. 495  
1.502 Acres
- ② Perry E. Troyer & Edna L. Troyer, Trustees  
PID: 35-00009.000  
O.R. 149, Pg. 2339  
1.551 Acres (Deed)

**BASIS OF BEARING:**  
BEARINGS SHOWN HERON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011).

I HEREBY CERTIFY THAT THIS DRAWING REPRESENTS A TRUE COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION ON DECEMBER 7, 2023, 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 IN AUGUST, 2023.

*Se Brooks*  
SEAN BROOKS, OHIO PS NO 8828



4-17-2024  
DATE

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.

Project Number: 760510  
Scale: 1"=300'  
Drawn By: APC  
Checked By: ALB  
Date: 4/17/2024  
Issue: N/A

Drawing Title:

1

**Survey of Acreage Parcel**  
 State of Ohio, County of Madison, Township of Darby  
 Virginia Military Survey No. 7751, 7774, 7753, 8636 & 12014

W:\PROJECTS\WILCOX COMMUNITIES\760510\_Lafayette-PlainCity\04-SURVEY\DWG\760510-WILCOX-MAREN-LOT SPLIT TROYER.dwg - 4/17/2024 - Sean Brooks

# LEGAL DESCRIPTION

## 37.241 Acres

Situated in the State of Ohio, County of Madison, Township of Darby, Virginia Military Survey Numbers 7751 and 7774, 8636 and being all out of a 99.55 acre tract of land as conveyed to Perry E. Troyer and Edna L. Troyer, Trustees, of record in Official Record 149, Page 2336, PID: 35-00007.000, all deed references are on record at the Recorder's Office of Madison County, Ohio, and being more particularly described as follows:

**BEGINNING FOR REFERENCE** at a bolt found at the centerline intersection of Perry Pike (C.R. 40) (50' R/W), as dedicated in Plat Cabinet B, Page 288 and Lafayette-Plain City Road (C.R. 5) (Variable width R/W), referenced by Madison County Monument Engineer 05-029 found North 71°28'29" East at a distance of 53.10 feet;

Thence South 36°05'08" West, with the center line of said Lafayette-Plain City Road, passing a mag nail found (0.11 feet East) at a distance of 429.73 feet, passing a mag nail found at a distance of 803.42 feet, passing a mag nail found (0.38 feet East) at a distance of 1,351.91 feet, passing a mag nail found at the intersection of said Lafayette-Plain City Road and Carolina Drive (54' R/W) a distance of 1,770.32 feet, for a total distance of 1,967.74 feet to a mag nail set in the centerline of said Lafayette-Plain City Road, being the southwesterly corner of a 1.551 acre tract of land as conveyed to Perry E. Troyer and Edna L. Troyer, of record in Official Record 149, Page 2339;

Thence continuing with said centerline the following courses:

South 36°05'08" West, a distance of 24.44 feet to a mag nail set;

South 51°27'58" West, a distance of 249.54 feet to a mag nail set in the southeasterly corner of a 5.9202 acre tract of land as conveyed to Randal Lynn Miller and Melissa Dawn Miller, of record in Official Record 211, Page 200;

Thence North 44°10'05" West, with the northeasterly line of said 5.9202 acre tract and with a northeasterly line of an original 52.909 acre tract of land as conveyed to Thomas & Mary Jane Blosser, of record in Official Record 28, Page 693, passing a concrete post found at a distance of 21.82 feet, for a total distance of 1505.69 feet to concrete post found at a corner thereof;

Thence North 11°59'23" East, with an easterly line of said original 52.909 acre tract, a distance of 464.81 feet to concrete post found at a corner thereof and being a southeasterly corner of a 80.721 acre tract of land as conveyed to E and D Gingerich Farms, LLC, of record in Deed Book 281, Page 1278 and being the **TRUE POINT OF BEGINNING** (Easting: 1745485.242, Northing: 767815.806);

Thence North 12°11'20" East, with an easterly line of said 80.721 acre tract, passing a 5/8" iron pipe found with a cap inscribed "Guider S7752" at a distance of 785.75 feet, for a total distance of 903.84 feet to a point in the center of Sweeney Run being the southwesterly corner of a 4.450 acre tract of land as conveyed to Randy Miller & Melissa Miller, of record in Deed Book 241 Page 1784, and being a southeasterly corner of an original 58.410 acre tract of land as conveyed to E & D Gingerich Farms, LLC, of record in Deed Book 415 Page 1794, referenced by a 5/8" iron pipe found with a cap inscribed "Baker S5539" by North 00° 11' 50" East, at a distance of 92.71 feet;

Thence with the southern perimeter of said 4.450 acre tract of land and with said Sweeney Run the following courses:

North 81°59'10" East, a distance of 304.07 feet to a point, referenced by a stone found by North 5°01'19" East at a distance of 16.65 feet;

South 78°15'11" East, a distance of 189.71 feet to a point, referenced by a 5/8" iron pipe found by North 00°11'50" East, at a distance of 14.98 feet;

North 83°44'37" East, a distance of 220.57 feet to a point, referenced by a 5/8" iron pipe found by North 00°05'34" East, at a distance of 15.02 feet;

South 89°57'11" East, a distance of 115.50 feet to a point;

North 74°39'49" East, a distance of 94.41 feet to a point;

North 49°06'26" East, a distance of 135.95 feet to a point in the southerly line of a 11.324 acre tract of land as conveyed to D & E Land Holdings Co., LLC, of record in Official Record 224, Page 1391;

Thence South  $80^{\circ}03'52''$  East, with the southerly line of said 11.324 acre tract of land, passing an iron pin set at a distance of 30.00 feet, passing a mag nail found in a tree (2.20 feet North), for a total distance of 350.38 feet to a point referenced by a  $5/8''$  iron pipe found with a illegible cap (0.55 feet South) at a northwesterly corner of a 18.8120 acre tract of land as conveyed to Plain City Global Methodist Church, of record in Official Record 410, Page 134 and being a point in the southerly line of a 8.470 acre tract of land as conveyed to United Bethel Mennoite Church, Inc., of record in Deed Book 266, Page 1923;

Thence with the perimeter of said 18.8120 acre tract of land the following courses:

South  $12^{\circ}15'28''$  West, distance of 767.20 feet to an iron pin set at a corner thereof;

South  $63^{\circ}59'22''$  East, passing an iron pin set in the westerly right of way line of said Lafayette-Plain City Road at a distance of 730.71 feet, for a total distance of 756.11 feet to a point referenced by a mag nail found (0.11' East) in the centerline of said Lafayette-Plain City Road, as dedicated in Plat Cabinet B, Page 494;

Thence South  $36^{\circ}05'08''$  West, with said centerline, passing a mag nail found at the centerline intersection of Lafayette-Plain City Road and Abby Drive (54' R/W), as dedicated in Plat Cabinet B, Page 457, at a distance of 373.67 feet, for a total distance of 423.67 feet to a mag nail set;

Thence with a new division line through said 99.55 acre tract the following courses:

North  $53^{\circ}54'52''$  West, a distance of 42.00 feet to an iron pin set;

With a non-tangent curve to the left having a central angle of  $90^{\circ}00'07''$ , a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing and distance of North  $8^{\circ}55'01''$  West 35.36 feet to an iron pin set;

North  $53^{\circ}55'04''$  West, a distance of 88.95 feet to an iron pin set at a point of curvature;

With curve to the left having a central angle of  $34^{\circ}09'55''$ , a radius of 375.00 feet, an arc length of 223.61 feet, a chord bearing and distance of North  $71^{\circ}00'02''$  West 220.31 feet to an iron pin set;

North  $1^{\circ}55'01''$  East, a distance of 60.00 feet to an iron pin set;

With a non-tangent curve to the left having a central angle of  $16^{\circ}20'21''$ , a radius of 435.00 feet, an arc length of 124.05 feet, a chord bearing and distance of South  $83^{\circ}44'51''$  West 123.63 feet to an iron pin set at a point of tangency;

South  $75^{\circ}34'40''$  West, a distance of 87.42 feet to an iron pin set;

North  $14^{\circ}25'20''$  West, a distance of 105.00 feet to an iron pin set;

South  $75^{\circ}34'40''$  West, a distance of 25.40 feet to an iron pin set at a point of curvature;

With curve to the right having a central angle of  $24^{\circ}38'30''$ , a radius of 260.00 feet, an arc length of 111.82 feet, a chord bearing and distance of South  $87^{\circ}53'55''$  West 110.96 feet to an iron pin set at a point of tangency;

North  $79^{\circ}46'50''$  West, a distance of 775.25 feet to an iron pin set;

North  $79^{\circ}55'41''$  West, a distance of 70.90 feet to an iron pin set at a point of curvature;

With curve to the left having a central angle of  $44^{\circ}07'18''$ , a radius of 340.00 feet, an arc length of 261.82 feet, a chord bearing and distance of South  $76^{\circ}16'49''$  West 255.40 feet to an iron pin set at a point of non-tangency;

North 36°02'39" West, a distance of 86.33 feet to the **TRUE POINT OF BEGINNING** and containing **37.241 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 set are 5/8" x 30" rebar with CESO cap;

Based on an actual field survey performed in August, 2023.

The bearings shown above are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011)

CESO, Inc.



4-17-2024

Sean Brooks, PS  
Registered Surveyor No. 8828



# LEGAL DESCRIPTION

## 27.038 Acres

Situated in the State of Ohio, County of Madison, Township of Darby, Virginia Military Survey Numbers 7751 and 7774, 7753, 8636 & 12014, and being all out of a 99.55 acre tract of land as conveyed to Perry E. Troyer and Edna L. Troyer, Trustees, of record in Official Record 149, Page 2336, PID: 35-00007.000, all deed references are on record at the Recorder's Office of Madison County, Ohio, and being more particularly described as follows:

**BEGINNING FOR REFERENCE** at a bolt found at the centerline intersection of Perry Pike (C.R. 40) (50' R/W), as dedicated in Plat Cabinet B, Page 288 and Lafayette-Plain City Road (C.R. 5) (Variable width R/W), referenced by Madison County Monument Engineer 05-029 found North 71°28'29" East at a distance of 53.10 feet;

Thence South 36°05'08" West, with the center line of said Lafayette-Plain City Road, passing a mag nail found (0.11 feet East) at a distance of 429.73 feet, passing a mag nail found at a distance of 803.42 feet, passing a mag nail found (0.38 feet East) at a distance of 1,351.91 feet, passing a mag nail found at the intersection of said Lafayette-Plain City Road and Carolina Drive (54' R/W) a distance of 1,770.32 feet, for a total distance of 1,967.74 feet to a mag nail set in the centerline of said Lafayette-Plain City Road, being the southwesterly corner of a 1.551 acre tract of land as conveyed to Perry E. Troyer and Edna L. Troyer, of record in Official Record 149, Page 2339 and being the **TRUE POINT OF BEGINNING** (Easting: 1746647.392, Northing: 766456.307);

Thence continuing with said centerline the following courses:

South 36°05'08" West, a distance of 24.44 feet to a mag nail set;

South 51°27'58" West, a distance of 249.54 feet to a mag nail set in the southeasterly corner of a 5.9202 acre tract of land as conveyed to Randal Lynn Miller and Melissa Dawn Miller, of record in Official Record 211, Page 200;

Thence North 44°10'05" West, with the northeasterly line of said 5.9202 acre tract and with a northeasterly line of an original 52.909 acre tract of land as conveyed to Thomas & Mary Jane Blosser, of record in Official Record 28, Page 693, passing a concrete post found at a distance of 21.82 feet, for a total distance of 1505.69 feet to concrete post found at a corner thereof;

Thence North 11°59'23" East, with an easterly line of said original 52.909 acre tract, a distance of 464.81 feet to concrete post found at a corner thereof and being a southeasterly corner of a 80.721 acre tract of land as conveyed to E and D Gingerich Farms, LLC, of record in Deed Book 281, Page 1278;

Thence with a new division line through said 99.55 acre tract the following courses:

South 36°02'39" East, a distance of 86.33 feet to an iron pin set;

With a non-tangent curve to the right having a central angle of 44°07'18", a radius of 340.00 feet, an arc length of 261.82 feet, a chord bearing and distance of North 76°16'49" East 255.40 feet to an iron pin set at a point of non-tangency;

South 79°55'41" East, a distance of 70.90 feet to an iron pin set;

South 79°46'50" East, a distance of 775.25 feet to an iron pin set at a point of curvature;

With a non-tangent curve to the left having a central angle of 24°38'30", a radius of 260.00 feet, an arc length of 111.82 feet, a chord bearing and distance of North 87°53'55" East 110.96 feet to an iron pin set at a point of tangency;

North 75°34'40" East, a distance of 25.40 feet to an iron pin set;

South 14°25'20" East, a distance of 105.00 feet to an iron pin set;

North 75°34'40" East, a distance of 87.42 feet to an iron pin set at a point of curvature;

With curve to the right having a central angle of 16°20'21", a radius of 435.00 feet, an arc length of 124.05 feet, a chord bearing and distance of North 83°44'51" East 123.63 feet to an iron pin set at a point of non-tangency;

South 1°55'01" West, a distance of 60.00 feet to a iron pin set;

With a non-tangent curve to the right having a central angle of 34°09'55", a radius of 375.00 feet, an arc length of 223.61 feet, a chord bearing and distance of South 71°00'02" East 220.31 feet to an iron pin set at a point of tangency;

South 53°55'04" East, a distance of 88.95 feet to an iron pin set;

With curve to the right having a central angle of 90°00'07", a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing and distance of South 8°55'01" East 35.36 feet to an iron pin set at a point of non-tangency;

South 53°54'52" East, a distance of 42.00 feet to a mag nail set in the centerline of Lafayette-Plain City Road;

Thence South 36°05'08" West, with the center line of said Lafayette-Plain City Road, a distance of 498.49 feet to a point referenced by a mag nail found (0.38 feet East) in the centerline thereof and being a northeasterly corner of an original 9.593 acre tract of land as conveyed to Josphe R. Troyer, of record in Official Record 422, Page 491;

Thence with the perimeter of said original 9.593 acre tract of land the following courses:

North 60°26'17" West, passing an iron pin set in the westerly right of way line of said Lafayette-Plain City Road at a distance of 25.16 feet, a total distance of 350.66 feet to an iron pin set at a corner thereof;

North 80°02'45" West, a distance of 599.57 feet to an iron pin set at a corner thereof;

South 12°37'03" West, partially with a northwesterly line of a 1.502 acre tract of land as conveyed to Plain City Investors, LLC, of record in Official Record 422, Page 495, a distance of 489.74 feet to an iron pin set at a corner thereof;

Thence with the perimeter of said original 1.502 acre tract of land the following courses:

South 44°10'05" East, a distance of 348.87 feet to an iron pin set at a corner thereof;

North 39°28'49" East, a distance of 200.92 feet to an iron pin set at a corner thereof and being a northwesterly corner of said 1.551 acre tract;

Thence South 53°11'56" East, with a southwesterly line of said 1.551 acre tract, passing an iron pin set in said westerly right of way line at a distance of 310.93 feet, a total distance of 335.93 feet to the **TRUE POINT OF BEGINNING** and containing **27.038 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 set are 5/8" x 30" rebar with CESO cap;

Based on an actual field survey performed in August, 2023.

The bearings shown above are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011)

CESO, Inc.



4-17-2024

Sean Brooks, PS  
Registered Surveyor No. 8828