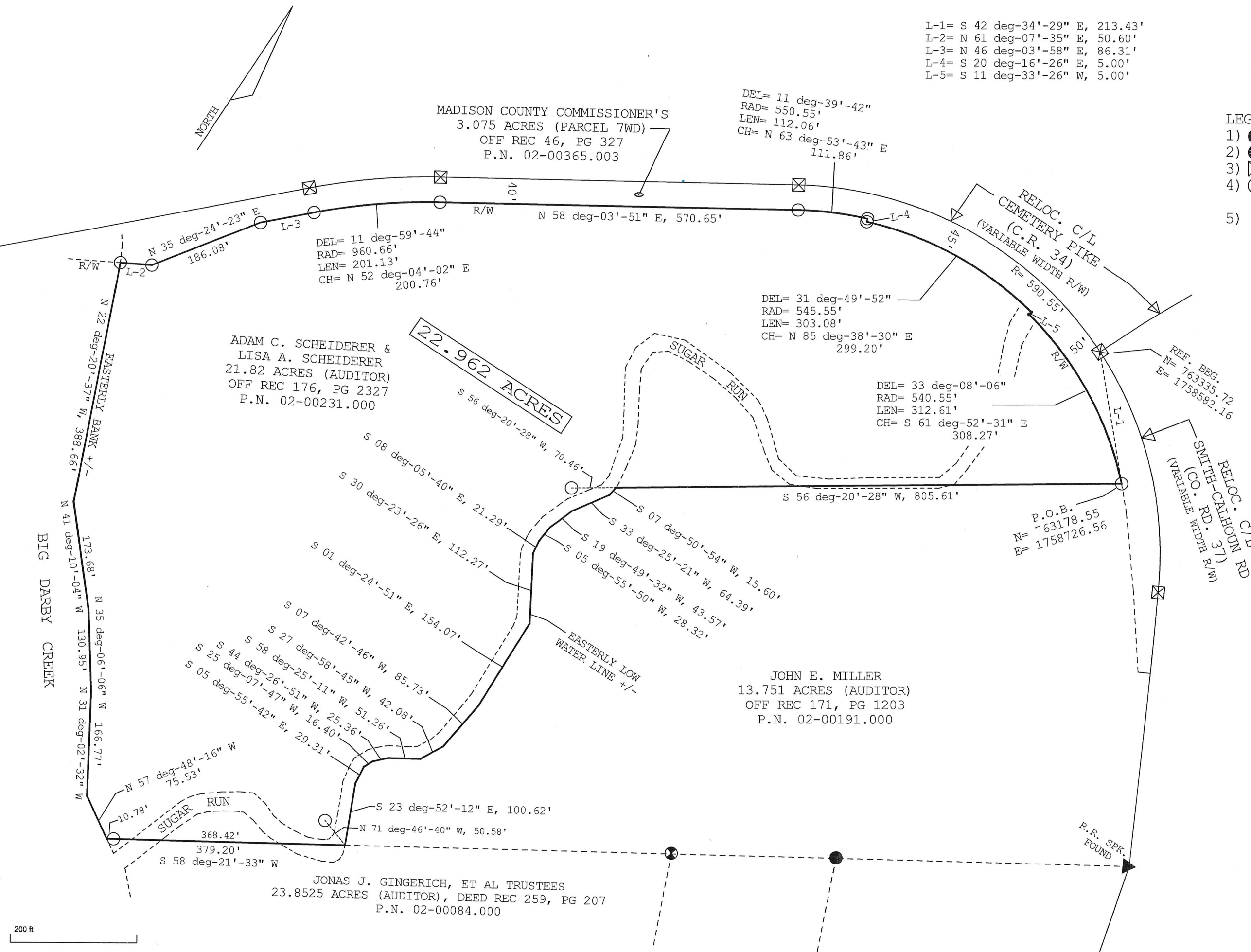


PLAT OF SURVEY FOR:
 ADAM C. SCHEIDERER &
 LISA A. SCHEIDERER
 DARBY TWP. ~ V.M.S. 1479
 MADISON COUNTY, OHIO

- L-1= S 42 deg-34'-29" E, 213.43'
- L-2= N 61 deg-07'-35" E, 50.60'
- L-3= N 46 deg-03'-58" E, 86.31'
- L-4= S 20 deg-16'-26" E, 5.00'
- L-5= S 11 deg-33'-26" W, 5.00'

LEGEND:

- 1) IRON PIPE FOUND
- 2) IRON ROD FOUND
- 3) MONUMENT BOX 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



Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
 APRIL 17, 2024 JN 24-08

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

LEGAL DEED DESCRIPTION
SCHEIDERER
22.962 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey number 1479; being a more particular description of the 21.82 acre tract (Auditor) of Adam C. Scheiderer and Lisa A. Scheiderer (Official Record 176, page 2327, P.N. 02-00231.000); and being further bounded and described as follows:

Beginning for reference at a monument box found at the intersection of the relocated centerline of Cemetery Pike (County Road 34, variable width R/W) and the relocated centerline of Smith-Calhoun Road (County Road 37, variable width R/W).

Thence South 42 deg.-34'-29" East, 213.43 feet to an iron rod set on the southwesterly right of-way line of said Smith Calhoun Road at the northerly corner of the 13.751 acre tract (Auditor) of John E. Miller (Official Record 171, page 1203, P.N. 02-00191.000), being the True Point of Beginning.

Thence South 56 deg.-20'-28" West, 805.61 feet along the northwesterly line of said 13.751 acre tract to a point on the approximate easterly low water line of Sugar Run. Witnessed by an iron rod set which bears: (South 56 deg.-20'-28" West, 70.46 feet).

Thence with fourteen consecutive courses of said approximate easterly low water line, being the westerly line of said 13.751 acre tract:

- 1) South 07 deg.-50'-54" West, 15.60 feet to a point.
- 2) South 33 deg.-25'-21" West, 64.39 feet to a point.
- 3) South 19 deg.-49'-32" West, 43.57 feet to a point.
- 4) South 05 deg.-55'-50" West, 28.32 feet to a point.
- 5) South 08 deg.-05'-40" East, 21.29 feet to a point.
- 6) South 30 deg.-23'-26" East, 112.27 feet to a point.
- 7) South 01 deg.-24'-51" East, 154.07 feet to a point.
- 8) South 07 deg.-42'-46" West, 85.73 feet to a point.
- 9) South 27 deg.-58'-45" West, 42.08 feet to a point.
- 10) South 58 deg.-25'-11" West, 51.26 feet to a point.
- 11) South 44 deg.-26'-51" West, 25.36 feet to a point.
- 12) South 25 deg.-07'-47" West, 16.40 feet to a point.
- 13) South 05 deg.-55'-42" East, 29.31 feet to a point.
- 14) South 23 deg.-52'-12" East, 100.62 feet to a point on the northwesterly line of the 23.8525 acre tract (Auditor) of Jonas J. Gingerich, Et al Trustees (Deed Record 259, page 207, P.N. 02-00084.000). Witnessed by an iron rod set which bears: (North 71 deg.-46'-40" West, 50.58 feet).

Thence South 58 deg.-21'-33" West, 379.20 feet along said northwesterly line (passing over an iron rod set at 368.42 feet) to a point on the easterly bank of the Big Darby Creek.

Thence with five consecutive courses of said easterly bank of Big Darby Creek:

- 1) North 57 deg.-48'-16" West, 75.53 feet to a point.
- 2) North 31 deg.-02'-32" West, 166.77 feet to a point.
- 3) North 35 deg.-06'-06" West, 130.95 feet to a point.
- 4) North 41 deg.-10'-04" West, 173.68 feet to a point.
- 5) North 22 deg.-20'-37" West, 388.66 feet to an iron rod set on the southeasterly right-of-way line of said Cemetery Pike.

Thence with ten consecutive courses of said right-of-way line:

- 1) North 61 deg.-07'-35" East, 50.60 feet to an iron rod set.
- 2) North 35 deg.-24'-23" East, 186.08 feet to an iron rod set.
- 3) North 46 deg.-03'-58" East, 86.31 feet to an iron rod set.
- 4) Along the arc of a curve to the right, having a radius of 960.66 feet, a delta angle of 11 deg.-59'-44", an arc length of 201.13 feet, and the chord of which bears: (North 52 deg.-04'-02" East, 200.76 feet) to an iron rod set.
- 5) North 58 deg.-03'-51" East, 570.65 feet to an iron rod set.
- 6) Along the arc of a curve to the right, having a radius of 550.55 feet, a delta angle of 11 deg.-39'-42", and arc length of 112.06 feet, and the chord of which bears: (North 63 deg.-53'-43" East, 111.86 feet) to an iron rod set.
- 7) South 20 deg.-16'-26" East, 5.00 feet to an iron rod set.
- 8) Along the arc of a curve to the right, having a radius of 545.55 feet, a delta angle of 31 deg.-49'-52", an arc length of 303.08 feet, and the chord of which bears: (North 85 deg.-38'-30" East, 299.20 feet) to a point.
- 9) Thence South 11 deg.-33'-26" West, 5.00 feet to a point.
- 10) Along the arc of a curve to the right, having a radius of 540.55 feet, a delta angle of 33 deg.-08'-06", an arc length of 312.61 feet, and the chord of which bears: (South 61 deg.-52'-31" East, 308.27 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 April 17, 2024, by Registered Surveyor, Joseph P. Priday (S-7277), contains **22.962 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.

