

**LEGEND:**

⊕ CONCRETE RIGHT-OF-WAY MONUMENT FOUND

● MAG NAIL SET

○ 5/8 INCH IRON REBAR FOUND

● 5/8 INCH BY 30 INCH IRON REBAR SET WITH YELLOW CAP STAMPED "DLZ OHIO INC."

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

R/W = RIGHT-OF-WAY JACK B. ALCOTT AND JULIA A. ALCOTT 38.689 ACRES O.R. 335, PG. 579

C/L = CENTER-LINE

O.R. = OFFICIAL RECORD

**DEED & SURVEY REFERENCES:**

DEED REFERENCES ARE SHOWN HEREON.

RECORDED SURVEYS: 7-83, 39-83, 63-87, 100-96, 112-17 AND SO-8D.

PLANS OF THE RIGHT OF WAY TRADERSVILLE-MECHANICSBURG RD. S.H. 608 SEC. A, DATED 1931

**OCCUPATION NOTE:**

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN.

KEITH E. HEINLEIN AND VICKIE A. HEINLEIN 23.237 ACRES O.R. 40, PG. 431

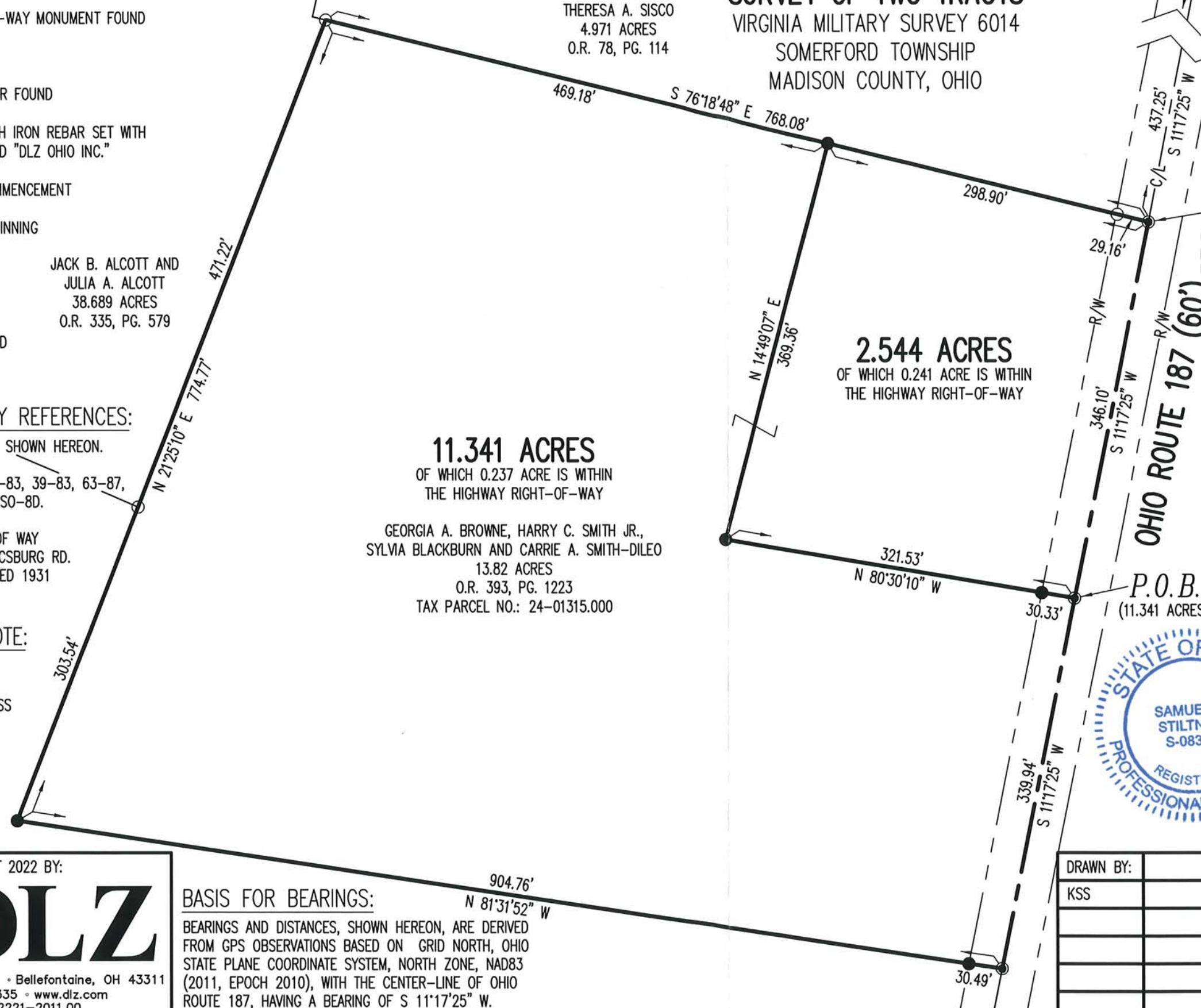
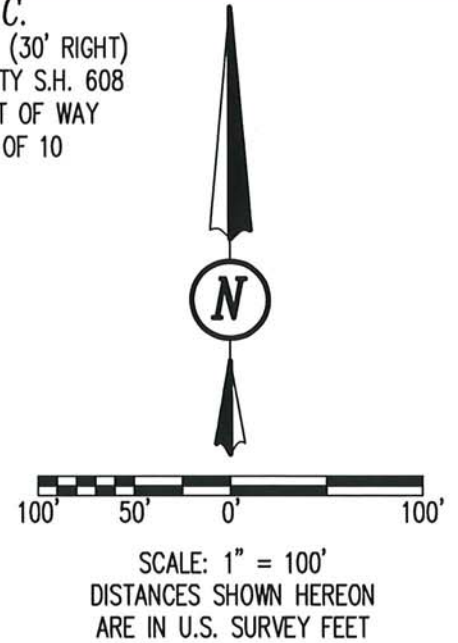
ROBERT H. SISCO AND THERESA A. SISCO 4.971 ACRES O.R. 78, PG. 114

**SURVEY OF TWO TRACTS**  
VIRGINIA MILITARY SURVEY 6014  
SOMERFORD TOWNSHIP  
MADISON COUNTY, OHIO

P.O.C. STATION 91+86 (30' RIGHT) MADISON COUNTY S.H. 608 SEC. A RIGHT OF WAY SHEET 5 OF 10

N 78°41'11" W 30.00'

P.O.B. (2.544 ACRES) N: 722,146.80 E: 1,688,280.88



**11.341 ACRES**  
OF WHICH 0.237 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY

GEORGIA A. BROWNE, HARRY C. SMITH JR., SYLVIA BLACKBURN AND CARRIE A. SMITH-DILEO 13.82 ACRES O.R. 393, PG. 1223 TAX PARCEL NO.: 24-01315.000

**2.544 ACRES**  
OF WHICH 0.241 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY



**CERTIFICATION:**

THIS PLAT WAS PREPARED BY DLZ OHIO, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY THE SAME IN APRIL, 2022.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

*Samuel L. Stiltner 4/15/2022*

SAMUEL L. STILTNER  
PROFESSIONAL SURVEYOR NO. 8364  
APRIL, 2022

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(937) 593-7335 • www.dlz.com  
Project #2221-2011.00

**BASIS FOR BEARINGS:**

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF OHIO ROUTE 187, HAVING A BEARING OF S 11°17'25" W.

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			4/15/2022

## **BROWNE, SMITH, BLACKBURN AND SMITH-DILEO 2.544 ACRES**

Situate in the State of Ohio, Madison County, Somerford Township and lying in Virginia Military Survey 6014, and being out of the 13.82 acres as conveyed to Georgia A. Browne, Harry C. Smith Jr., Sylvia Blackburn and Carrie A. Smith-Dileo by deed of record in Official Record 393, Page 1223, Tax Parcel No.: 24-01315.000 (all records referenced herein refer to the Madison County Records of Deeds) and being more particularly described as follows:

**COMMENCE** at a concrete right-of-way monument found at Station 91+86 (30' right)(Madison County S.H. 608 Sec. A Right of Way Sheet 5 or 10, now known as Ohio Route 187, 60 feet wide);

THENCE, North 78°-41'-11" West, a distance of 30.00 feet, within the right-of-way of said Ohio Route 187, to a point on the center-line of said Route:

THENCE, South 11°-17'-25" West, a distance of 437.25 feet, with said center-line, to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, South 11°-17'-25" West, a distance of 346.10 feet, continuing with said center-line, to a MAG nail set;

THENCE, with new division lines through said 13.82 acre tract, the following two courses:

North 80°-30'-10" West, a distance of 321.53 feet to a 5/8 inch iron rod set (I.D. cap stamped "DLZ OHIO LLC."), passing a 5/8 inch iron rod set (I.D. cap stamped "DLZ OHIO LLC.") at a distance of 30.33 feet; and

North 14°-49'-07" East, a distance of 369.36 feet to a 5/8 inch iron rod set (I.D. cap stamped "DLZ OHIO LLC.") on a line common to said 13.82 acre tract and that 4.971 acre tract as conveyed to Robert H. Sisco and Theresa A. Sisco by deed of record in Official Record 78, Page 114;

THENCE, South 76°-18'-48" East, a distance of 298.90 feet, with said common line, passing a 5/8 inch iron rebar found at a distance of 269.74 feet, to the **POINT OF BEGINNING**.



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

Containing 2.544 acres, more or less, of which 0.241 acre is within the highway right-of-way.

The bearings in the above description are based on the grid bearing of South 11°-17'-25" West for the center-line of Ohio Route 187 as determined by a GPS network of field observations performed in April, 2022 and are based upon the Ohio State Plane Coordinate System, North Zone, NAD83 (2011).

All rebar set are 5/8 inch in diameter and 30 inches in length, with a yellow cap stamped "DLZ OHIO INC."

I certify that this description is based upon a survey conducted under my direct supervision in April, 2022 and that it and the information contained herein are true and correct to the best of my knowledge.



DLZ Ohio, Inc.

Samuel L. Stiltner  
Professional Surveyor No. 8364

2221-2011.00



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

## **BROWNE, SMITH, BLACKBURN AND SMITH-DILEO 11.341 ACRES**

Situate in the State of Ohio, Madison County, Somerford Township and lying in Virginia Military Survey 6014, and being out of the 13.82 acres as conveyed to Georgia A. Browne, Harry C. Smith Jr., Sylvia Blackburn and Carrie A. Smith-Dileo by deed of record in Official Record 393, Page 1223, Tax Parcel No.: 24-01315.000 (all records referenced herein refer to the Madison County Records of Deeds) and being more particularly described as follows:

**COMMENCE** at a concrete right-of-way monument found at Station 91+86 (30' right)(Madison County S.H. 608 Sec. A Right of Way Sheet 5 or 10, now known as Ohio Route 187, 60 feet wide);

THENCE, North 78°-41'-11" West, a distance of 30.00 feet, within the right-of-way of said Ohio Route 187, to a point on the center-line of said Route:

THENCE, South 11°-17'-25" West, a distance of 783.35 feet, with said center-line, passing a MAG nail set at a distance of 437.25 feet, to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, South 11°-17'-25" West, a distance of 339.94 feet, continuing with said center-line, to a MAG nail set at a southerly corner common to said 13.82 acre tract and that 23.237 acre tract as conveyed to Keith E. Heinlein and Vickie A. Heinlein by deed of record in Official Record 40, Page 431;

THENCE, North 81°-31'-52" West, a distance of 904.76 feet to a 5/8 inch iron rod set (I.D. cap stamped "DLZ OHIO LLC."), with a line common to said 13.82 acre and 23.237 acre tracts, passing a 5/8 inch iron rod set (I.D. cap stamped "DLZ OHIO LLC.") at a distance of 30.49 feet;

THENCE, North 21°-25'-10" East, a distance of 774.77 feet, with a line common to said 13.82 acre and 23.237 acre tracts and that 38.689 acre tract as conveyed to Jack B. Alcott and Julia A. Alcott by deed of record in Official Record 335, Page 579, to a 5/8 inch iron rod found on a line common to said



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
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13.82 acre tract and that 4.971 acre tract as conveyed to Robert H. Sisco and Theresa A. Sisco by deed of record in Official Record 78, Page 114, passing a 5/8 inch iron rebar found at a distance of 303.54 feet;

THENCE, South 76°-18'-48" East, a distance of 469.18 feet, with said common line, to a 5/8 inch iron rebar set (I.D. cap stamped "DLZ OHIO LLC.");

THENCE, with new division lines through said 13.82 acre tract, the following two (2) courses:

South 14°-49'-07" West, a distance of 369.36 feet to a 5/8 inch iron rebar set (I.D. cap stamped "DLZ OHIO LLC."); and

South 80°-30'-10" East, a distance of 321.53 feet, passing a 5/8 inch iron rebar set (I.D. cap stamped "DLZ OHIO LLC.") at a distance of 291.20 feet, to the **POINT OF BEGINNING**.

Containing 11.341 acres, more or less, of which 0.237 acre is within the highway right-of-way.

The bearings in the above description are based on the grid bearing of South 11°-17'-25" West for the center-line of Ohio Route 187 as determined by a GPS network of field observations performed in April, 2022 and are based upon the Ohio State Plane Coordinate System, North Zone, NAD83 (2011).

All rebar set are 5/8 inch in diameter and 30 inches in length, with a yellow cap stamped "DLZ OHIO INC."

I certify that this description is based upon a survey conducted under my direct supervision in April, 2022 and that it and the information contained herein are true and correct to the best of my knowledge.



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