



PLAT OF SURVEY FOR:
 HAZEL PATRICIA ROBY
 CANAAN TWP ~ V.M.S. 1187
 MADISON COUNTY, OHIO



Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
 NOVEMBER 04, 2024

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

- LEGEND:
- 1) ▲ RAILROAD SPIKE FOUND
 - 2) ○ IRON PIPE FOUND
 - 3) ⊙ MAG NAIL SET
 - 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

SCALE 1" = 200'

200 ft

LEGAL DEED DESCRIPTION
HAZEL PATRICIA ROBY
4.033 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 1187; being part of the 47 acre (Parcel II) of Hazel Patricia Roby (Official Record 324, page 2142, P.N. 01-00381.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Amity Pike (County Road 36) and Carters Mill Road (County Road 39, 45' R/W).

Thence with two consecutive courses of said centerline of Carters Mill Road:

- 1) South 33 deg.-02'-22" East, 921.88 feet to a railroad spike found.
- 2) South 32 deg.-51'-35" East, 1307.57 feet to a mag nail set, being the TRUE POINT OF BEGINNING.

Thence South 32 deg.-51'-35" East, 242.00 feet continuing along said centerline of Carters Mill Road to a railroad spike found at the most northerly corner of the 4.00 acre tract of Don and Collette Whitmer, Trustees (Official Record 320, page 1474, P.N. 01-00454.000).

Thence South 56 deg.-49'-28" West, 726.00 feet along the northwest line of said 4.00 acre tract (passing over an iron rod set at 20.00 feet) to an iron rod set.

Thence North 32 deg.-51'-35" West, 242.00 feet to an iron rod set.

Thence North 56 deg.-49'-28" East, 726.00 feet (passing over iron rods set at 181.00 feet and 706.00 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 November 04, 2024, by Registered Surveyor, Joseph P. Priday (S-7277), contains **4.033 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.



LEGAL DEED DESCRIPTION
HAZEL PATRICIA ROBY
2.502 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 1187; being part of the 47 acre (Parcel II) of Hazel Patricia Roby (Official Record 324, page 2142, P.N. 01-00381.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Amity Pike (County Road 36) and Carters Mill Road (County Road 39, 45' R/W).

Thence with two consecutive courses of said centerline of Carters Mill Road:

- 1) South 33 deg.-02'-22" East, 921.88 feet to a railroad spike found.
- 2) South 32 deg.-51'-35" East, 1107.57 feet to a mag nail set, being the TRUE POINT OF BEGINNING.

Thence South 32 deg.-51'-35" East, 200.00 feet continuing along said centerline of Carters Mill Road to a mag nail set.

Thence South 56 deg.-49'-28" West, 545.00 feet (passing over an iron rod set at 20.00 feet) to an iron rod set.

Thence North 32 deg.-51'-35" West, 200.00 feet to an iron rod set.

Thence North 56 deg.-49'-28" East, 545.00 feet (passing over an iron rod set at 525.00 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 November 04, 2024, by Registered Surveyor, Joseph P. Priday (S-7277), contains **2.502 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.

