

V.M.S 7064
VILLAGE OF PLAIN CITY
MADISON COUNTY, OHIO

3.7257 ACRES

Proposed
Pleasant Valley Colony
Phase II

PLAIN CITY SENIOR CENTER
10.259 ACRES
DB 250, PG 583

Existing
Pleasant Valley Colony
Phase I

ALLGYER DRIVE (40')
(Existing Roadway)

PROJECT MASTER BENCHMARK:
North rim of existing catch basin
on the east side of Allgyer Drive.
Elevation = 931.31' USGS Datum

I do hereby certify that this plat was based upon
an actual survey of the premises in February, 1994. Bearings
shown hereon are based upon an assumed meridian and are used
to denote angles only.

Paul R. Clapsaddle
P.S. #6140, Ohio
P.E. #38481, Ohio

UTILITY OWNERS:
GAS - Columbia Gas of Ohio, Inc.
TELEPHONE - General Telephone

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

FLOOD HAZARD INFORMATION

Based on the information shown on the
Flood Hazard Map 390525001A dated
December 15, 1983, furnished by the
Department of Housing and Urban
Development, through the Federal
Insurance Administration, it is my
opinion that the property shown hereon
is outside the flood hazard area.

Paul R. Clapsaddle, R.S. #6140
Date: 7/21/94

To Bank One, Columbus, MA and THE
TITLE INSURANCE CO. OF PENNSYLVANIA

This is to certify that this map or plat
and the survey on which it is based were
made in accordance with the "Minimum
Standard Detail Requirements for ALTA/ACSM
Land Title Surveys" jointly established
and adopted by ALTA and ACSM in 1992 and
meets the accuracy requirements of an Urban
Survey, as defined therein, and includes the
following items of Table 3 thereof: 1, 2, 3,
4, 5, 6, 7, 8, 9, 10, 11, 12, and 13.

Paul R. Clapsaddle
Registration number 4460

LEGEND

- Monument Found
- railroad spike set
- ⊙ 5/8" x 30" rebar set with plastic I.D. cap: CLAPSADDE PS 6140
- △ Survey Station
- ⊕ Benchmark
- over-head electric/tel. cables
- underground utilities: E=elec, G=gas, T=tel, etc
- existing catch basin
- ⊕ existing manhole
- ⊕ utility pole
- ⊕ light pole
- ⊕ utility/service/controller box
- ⊕ chain link fence
- ⊕ barb wire fence
- ⊕ exist. water valve
- ⊕ exist. gas valve
- ⊕ existing fire hydrant
- ⊕ sign
- existing water line
- 12" drainage tile or storm sewer
- 8" sanitary sewer
- 100' contour, elevation (exist.)
- ⊕ spot elevation (exist.)

Being a 3.7257 acre tract of land out of a 10.259 acre tract owned by Plain City Senior Center as described in deed book 250, page 583, of the Madison County Recorder's Office, and located in V.M.S. 7064, Village of Plain City, Madison County, Ohio.

3.7257 ACRE TRACT

Beginning, FOR REFERENCE, at a railroad spike found at the intersection of the centerlines of West Avenue and Maple Street:

thence North 83°53'21" West 460.82 feet, along the centerline of West Street to a railroad spike found at the northeast corner of Pleasant Valley Co.'s 13.015 acre tract described in deed book 222, page 516, the northeast corner of Carriage Estates I Subdivision, and the northwest corner of R. Lewis and Mary Dean Fry's 0.498 acre tract described in deed book 163, page 44;

thence South 02°30'27" West 200.10 feet, following the line common to the east line of Carriage Estates I Subdivision with said 13.015 acre tract and said 0.498 acre tract, to an iron pin found at the northwest corner of said 10.259 acre tract, and a corner pin marking the PRINCIPLE PLACE OF BEGINNING;

thence South 83°53'21" East 280.08 feet, following the north line of said 10.259 acre tract, the south line of said 0.498 acre tract, the south line Linda N. Beach's 0.505 acre tract described in deed volume 204, page 396, and the south line Joe T. and Sylvia Bivins' 0.505 acre tract described in deed volume 184, page 318, to an iron pin found;

thence the following five courses through the grantor's 10.259 acre tract:

South 5°08'37" West 182.13 feet to an iron pin found;

North 83°53'21" West 460.82 feet to an iron pin found;

South 02°30'27" West 251.00 feet to an iron pin found at an inside corner of this 3.7257 acre tract of land described herein;

South 81°45'31" East 224.53 feet to an iron pin set at an easterly corner of this 3.7257 acre tract of land described herein;

South 02°57'02" West 146.86 feet to an iron pin set at the southeast corner of this 3.7257 acre tract in the south line of the original 10.259 acre tract;

thence North 81°45'31" West 434.90 feet along the south line of the original 10.259 acre tract and the north line of Carriage Estates III Subdivision to an iron pin found at the southeasterly corner of this 3.7257 acre tract, also said corner being in the east line of Carriage Estates II Subdivision;

thence North 83°53'21" East 512.51 feet along the east line of Carriage Estates II Subdivision and then along the east line of Carriage Estates I Subdivision to the PRINCIPLE PLACE OF BEGINNING of the tract of land described herein, containing 3.7257 acres, more or less.

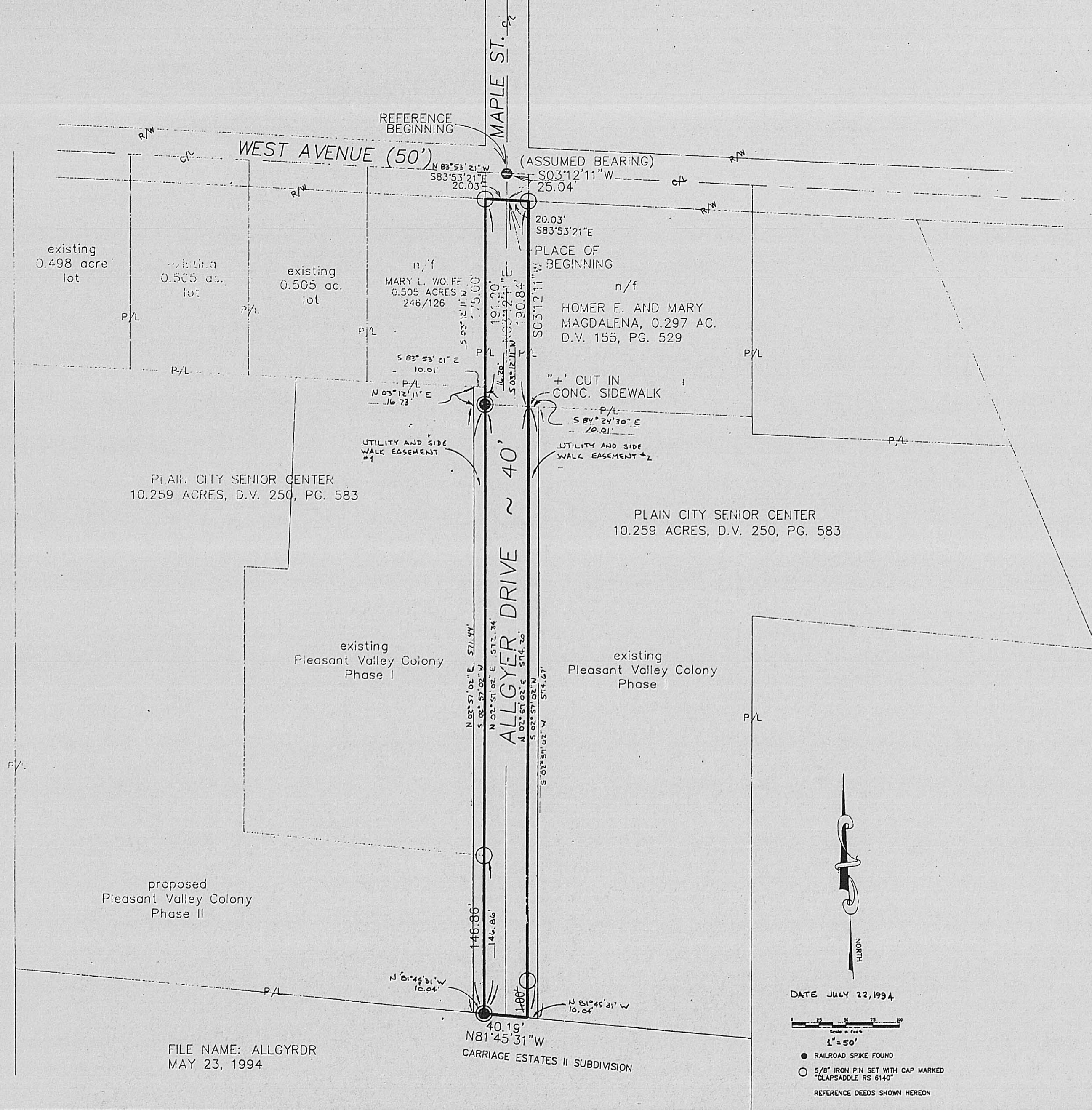
This description was prepared by Paul R. Clapsaddle, Professional Surveyor No. 6140, Ohio, and was based upon an actual survey of the premises in February 1994. Iron pins indicated set are 5/8" diameter by 30" long, reinforcing steel rods with a yellow plastic identification cap stamped "Clapsaddle 6140". The bearings of the courses listed herein are based upon an assumed meridian and are used to denote angles only. This 3.7257 acre tract of land herein described are also shown on a plot of survey attached hereto and made a part hereof.

Approved by
Robert D. Cornett,
Chairman, Plain City
Planning and Zoning Commission;
No plat required
July 27, 1994
Mark D. Cornett

Attest: Janaluk Sullen
Clerk of the Board
Village of Plain City
TOPOGRAPHIC SURVEY
Proposed Site
of
Pleasant Valley Colony II

NO.	DATE	DESCRIPTION	BY
4	6-06-94	Utility Easements	
3	4-15-94	Additional Topo	
2	3-21-94	Final	
1	3-01-94	Update drawing	

Paul R. Clapsaddle
and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE, OHIO 43040
(614) 747-2599
(800) 745-2599
Paul R. Clapsaddle, P.E., P.S.



DEED REFERENCE: Situated in V.M.S. 7064, Village of Plain City, Madison County, Ohio, containing 10.259 acres and being part of the tract of land conveyed to Plain City Senior Center as described in DB 250, Pg 583 of the Madison County Recorder's Office.

DEDICATION: We the undersigned, being the owners of the land hereon platted, do hereby voluntarily consent to the execution of the said plat and to dedicate streets and public grounds as shown hereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, or other utility lines or services, storm water disposal, and for the express privilege of removing any and all trees or other obstructions to the free use of said easements and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Within the easements, and natural swales, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

Witness Byrd D. Kline Owner Charles E. Kline

Witness _____ Owner _____

Witness _____ Owner _____

CERTIFICATE OF NOTARY PUBLIC
State of Ohio, Madison County, S.S.
Be it remembered that on this _____ day of _____, 1994, before me the undersigned, a Notary Public in and for said County and State, personally came _____ who acknowledge the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

Notary Public in and for Madison County, Ohio _____

CITY COUNCIL: We the City Council of the Village of Plain City, Madison County, Ohio, do hereby approve this plat on this 27th day of July, 1994.

COUNCIL MEMBERS: Robert D. Council
Paul R. Clapsaddle
Raymond M. J. Jumper

MADISON COUNTY BOARD OF HEALTH: I do hereby approve this plat on this _____ day of _____, 1994.

MADISON COUNTY BOARD OF HEALTH _____

MADISON COUNTY AUDITOR: Transferred on this 8 day of Aug., 1994.

DEPUTY Cyril P. Peters

COUNTY AUDITOR Raymond M. J. Jumper

MADISON COUNTY RECORDER: Dean Barton

Received on this 8 day of August, 1994, at 1:56 PM

Recorded on this _____ day of _____, 1994, at _____

Recorded in PLAT SLIDE(S) 6071 FEE 21.50

CERTIFICATE OF SURVEYOR: I hereby certify that this is a true and complete survey made under my supervision, Paul R. Clapsaddle, in July, 1994 and that all monuments are set as shown.

Paul R. Clapsaddle S-6140 Paul R. Clapsaddle S.S.#6140

PLAIN CITY PLANNING AND ZONING COMMITTEE: This plat was approved on this 27 day of July, 1994.

CHAIRMAN Robert D. Council

COUNTY ENGINEER: I hereby approve this plat and the construction drawings on this _____ day of _____, 1994.

MADISON COUNTY ENGINEER _____

DESCRIPTION:

Being in the State of Ohio, County of Madison, Village of Plain City, and being part of Plain City Senior Center's original 10.259 acre tract described in deed volume 250, page 583, and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of West Avenue (50 feet wide) with the centerline of Maple Street;

thence South 3° 12' 11" East 25.04 feet, entering said 10.259 acre tract, to a point in the south line of West Avenue and marking the place of beginning;

thence South 83° 53' 21" East 20.03 feet, to an iron pin set in the west line of a 0.297 acre tract now or formerly owned by Homer E. and Mary Magdalena and described in deed volume 155, page 529;

thence South 3° 12' 11" West 190.84 feet, following the west line of said 0.297 acre tract, to an "x" cut in a concrete sidewalk at the southwest corner of said 0.297 acre tract;

thence South 2° 57' 02" West 574.20 feet, crossing said 10.259 acre tract, passing at 573.20 feet an iron pin set for reference, to a point in the south line of said 10.259 acre tract and in the north line of Carriage Estates II Subdivision;

thence North 81° 45' 31" West 40.19 feet, following the south line of said 10.259 acre tract and the north line of said Carriage Estates II Subdivision, to a 1" iron pipe found;

thence North 2° 57' 02" East 572.34 feet, entering said 10.259 acre tract, to a 3/4" iron pipe found;

thence North 3° 12' 11" East 191.20 feet, passing at 16.00 feet the southeast corner of Mary L. Wolfe's 0.505 acre tract described in deed volume 246, page 126, following the east line of said 0.505 acre tract thereafter, to an iron set in the south right of way line of West Avenue;

thence South 83° 53' 21" East 20.03 feet, following the south right of way line of West Avenue, to the place of beginning, containing 0.703 acres, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle Registered Surveyor #6140 during the month of May, 1994. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS 6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

DATE JULY 22, 1994

1" = 50'

● RAILROAD SPIKE FOUND

○ 5/8" IRON PIN SET WITH CAP MARKED "CLAPSADDLE RS 6140"

REFERENCE DEEDS SHOWN HEREON

INDEX
ALLGYR. 894

Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
10019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(613) 747-2569
(800) 745-2569
Paul R. Clapsaddle, P.E., P.S.

Being a 3.7257 acre tract of land out of a 10.259 acre tract owned by Plain City Senior Center as described in deed book 250, page 583, of the Madison county Recorder's Office, and located in V.M.S. 7064, Village of Plain City, Madison County, Ohio.

3.7257 ACRE TRACT

Beginning, FOR REFERENCE, at a railroad spike found at the intersection of the centerlines of West Avenue and Maple Street;

thence North 83°53'21" West 460.82 feet, along the centerline of West Street to a railroad spike found at the northeast corner of Pleasant Valley Co.'s 13.015 acre tract described in deed book 222, page 516, the northeast corner of Carriage Estates I Subdivision, and the northwest corner of R. Lewis and Mary Dean Fry's 0.498 acre tract described in deed book 163, page 44;

thence South 02°30'27" West 200.10 feet, following the line common to the east line of Carriage Estates I Subdivision with said 13.015 acre tract and said 0.498 acre tract, to an iron pin found at the northwest corner of said 10.259 acre tract, said iron pin marking the PRINCIPLE PLACE OF BEGINNING;

thence South 83°53'21" East 260.06 feet, following the north line of said 10.259 acre tract, the south line of said 0.498 acre tract, the south line Linda N. Beath's 0.505 acre tract described in deed volume 204, page 396, and the south line Joe T. and Sylvia Blevins' 0.505 acre tract described in deed volume 184, page 318, to an iron pin found;

thence the following five courses through the grantor's 10.259 acre tract:

South 5°08'37" West 182.13 feet to an iron pin found;

North 83°53'21" West 40.60 feet to an iron pin found;

South 87°29'33" East 210.65 feet to an iron pin found;

South 02°30'27" West 251.00 feet to an iron pin found at an inside corner of this 3.7257 acre tract of land described herein;

South 81°45'31" East 224.53 feet to an iron pin set at an easterly corner of this 3.7257 acre tract of land described herein;

South 02°57'02" West 146.86 feet to an iron pin set at the southeast corner of this 3.7257 acre tract in the south line of the original 10.259 acre tract;

thence North 81°45'31" West 434.90 feet along the south line of the original 10.259 acre tract and the north line of Carriage Estates III Subdivision to an iron pin found at the southwesterly corner of this 3.7257 acre tract, also said corner being in the east line of Carriage Estates II Subdivision;

Thence North 02°30'27" East 376.90 feet along the east line of Carriage Estates II Subdivision and then also along the east line of Carriage Estates I Subdivision to the PRINCIPAL PLACE OF BEGINNING of the tract of land described herein, containing 3.7257 acres, more or less.

This description was prepared by Paul R. Clapsaddle, Professional Surveyor No. 6140, Ohio, and was based upon an actual survey of the premises in February 1994. Iron pins indicated set are 5/8" diameter by 30" long reinforcing steel rods with a yellow plastic identification cap stamped "Clapsaddle 6140". The bearings of the courses listed herein are based upon an assumed meridian and are used to denote angles only. This 3.7257 acre tract of land herein described are also shown on a plot of survey attached hereto and made a part hereof.

Being in the State of Ohio, County of Madison, Village of Plain City, and being part of Plain City Senior Center's original 10.259 acre tract described in deed volume 250, page 583, and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of West Avenue (50 feet wide) with the centerline of Maple Street;

thence South $3^{\circ}12'11''$ East 25.04 feet, entering said 10.259 acre tract, to a point in the south line of West Avenue and marking the place of beginning;

thence South $83^{\circ}53'21''$ East 20.03 feet, to an iron pin set in the west line of a 0.297 acre tract now or formerly owned by Horner E. and Mary Magdalena and described in deed volume 155, page 529;

thence South $3^{\circ}12'11''$ West 190.84 feet, following the west line of said 0.297 acre tract, to an "4" cut in a concrete sidewalk at the southwest corner of said 0.297 acre tract,

thence South $2^{\circ}57'02''$ West 574.20 feet, crossing said 10.259 acre tract, passing at 573.20 feet an iron pin set for reference, to a point in the south line of said 10.259 acre tract and in the north line of Carriage Estates II Subdivision;

thence North $81^{\circ}45'31''$ West 40.19 feet, following the south line of said 10.259 acre tract and the north line of said Carriage Estates II Subdivision, to a 1" iron pipe found;

thence North $2^{\circ}57'02''$ East 572.34 feet, entering said 10.259 acre tract, to a $3/4$ " iron pipe found;

thence North $3^{\circ}12'11''$ East 191.20 feet, passing at 18.00 feet the southeast corner of Mary L. Wolfe's 0.505 acre tract described in deed volume 246, page 126, following the east line of said 0.505 acre tract hereafter; to an iron set in the south right of way line of West Avenue;

thence South $83^{\circ}53'21''$ East 20.03 feet, following the south right of way line of West Avenue, to the place of beginning, containing 0.703 acres, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle Registered Surveyor #6140 during the month of May, 1994. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS 6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.