



NOTES:
 SCALE: 1" = 20'
 REFERENCE BEARING S 68° 11' 24" E ASSUMED FROM ADJACENT SURVEY OF CONSOLIDATED RAIL CORPORATION PROPERTY, NOW OWNED BY DARBY LAND CORPORATION (DEED RECORD 285, PAGE 0001).

- ⊙ RAILROAD SPIKE FOUND
- 3/4" DIAMETER IRON PIPE FOUND
- ⊙ CAPPED IRON PIN FOUND AND STAMPED "P.S.-4338"
- IRON PIPE SET
- IRON ROD FOUND WITH METAL CAP
- T 3/4" "T" IRON ROD FOUND
- ∨ CHISELLED "V" FOUND ON SIDEWALK
- 6" DIAMETER WOOD FENCE POST FOUND
- x PREVIOUS LOCATION OF RAILROAD FENCE

1771224 DENOTES DEED REFERENCE
 (0.023 AC) DENOTES PARTIAL AREA
 0.191 ACRE DENOTES AREA OF THIS SURVEY

IRON PIPES SET ARE 3/4" x 30" GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED S-5456/S-6034.
 FORMER RAILROAD FENCE WAS INCORRECTLY USED AS PROPERTY LINE FOR PRIOR SURVEYS.
 UNLESS DENOTED OTHERWISE HEREON

PLAT REFERENCES:
 PLAT BOOK 01, PAGE 35 (ISAAC BIGELOW 6th ADDITION)
 PLAT BOOK 01, PAGE 27 (ISAAC BIGELOW 4th ADDITION)



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE FOUND OR SET AS INDICATED.

Benjamin H. Cartwright 12/30/1992
 BENJAMIN H. CARTWRIGHT PS-5456 DATE

SCALE	1" = 20'
DRAWN BY	L.B.
DATE	
REVISED	

PLAT OF BOUNDARY SURVEY
MR. & MRS. LLOYD WARNER

VIRGINIA MILITARY SURVEY NO. 7758-7830,
 VILLAGE OF PLAIN CITY, DARBY TOWNSHIP,
 MADISON COUNTY, OHIO

Page Engineering, Inc.
 112 East Fifth Street • Marysville, Ohio 43040
 513-644-1272

Real estate situated in the Village of Plain City, Darby Township of Madison County, Ohio; in the Virginia Military Survey Number 7758-7830; being part of Lot Number 107 in Isaac Bigelow's 6th Addition (Plat Book 1, page 35), part of Lot Number 57 and Lot Number 58 in Isaac Bigelow's 4th Addition (Plat Book 1, page 27), part of a vacated alley in said Isaac Bigelow's 4th Addition as vacated by Village of Plain City Ordinance Number 655, dated June 19, 1967 (Deed Record 222, pages 399 through 401), owned by Lloyd and Alice Jane Warner (Deed Record 177, page 224); and being further bounded and described as follows:

Beginning for reference at an iron pipe set on a point common to the west marginal line of Church Street (51.5 feet wide), the south marginal line of Jackson Street (30.0 feet wide), on the northeast corner of Lot Number 107 and a 0.245 acre tract of land owned by Stephen M. Seymour (Deed Record 233, pages 391 through 393);

thence North $87^{\circ}14'55''$ West, 84.00 feet along a line common to said south marginal line of Jackson Street, and the north line of said Seymour 0.245 acre tract to an iron pipe set on the northwest corner thereof and the point of beginning of the land to be described;

thence South $04^{\circ}28'43''$ West, 96.57 feet along the west line of said Seymour 0.245 acre tract, crossing said Lot Number 107, said vacated alley, and said Lot Number 58 to an iron pipe set on the southeast corner of the herein described 0.191 acre tract and on a northeasterly line of a 12.374 acre tract of land owned by Darby Land Corporation (Deed Record 285, page 1), a capped "P.S. 4338" iron pin bears South $67^{\circ}29'52''$ East, 24.80 feet therefrom;

thence 85.91 feet along said northeasterly line of Darby Land Corporation 12.374 acre tract, on a curve to the left, having a radius of 5653.74 feet, the chord of which bears North $68^{\circ}03'32''$ West, 85.91 feet to an iron pipe set on the southwest corner of said herein described 0.191 acre tract, being on the east line of a 0.1807 acre tract of land owned by Valerie Y. Starkey (Deed Record 277, page 509), a capped "P.S. 4338" iron pin bears North $68^{\circ}45'04''$ West, 50.71 feet therefrom and a 6 inch diameter wood corner post found on the southeast corner of said Starkey 0.1807 acre tract bears South $05^{\circ}18'28''$ West, 13.01 feet therefrom;

thence North $05^{\circ}18'28''$ East, 120.51 feet on said east line of the Starkey 0.1807 acre tract, crossing said Jackson Street, to an iron pipe set on the southerly line of a 0.34 acre tract of land owned by Harry Thomas Lamb (Deed Record 240, page 157), said iron pipe being on the north side of Sweeney Run, passing over a $3/4''$ diameter iron pipe found at 69.44 feet on said south marginal line of Jackson Street;

thence South $43^{\circ}38'18''$ East, 58.62 feet, crossing said Sweeney Run to a $1/2$ inch diameter iron pipe found in Jackson Street pavement and on the northerly corner of said Lot Number 57;

thence South $66^{\circ}08'04''$ East, 32.40 feet, crossing said Jackson Street to an iron pipe set on a point common to the northeasterly corner of said vacated alley and the westernmost corner of said Lot Number 107;

thence South $87^{\circ}14'55''$ East, 6.00 feet along said south marginal line of Jackson Street to the point of beginning.

Bearing (South $68^{\circ}11'24''$ East) assumed from Darby Land Corporation deed, being the chord of a curve along Darby Land Corporation property.

The tract as described from an actual field survey performed on or about December 3, 1992, by registered surveyor Benjamin H. Cartwright (PS-5456) of Page Engineering, Inc. of Marysville, Ohio, CONTAINS 0.191 ACRE, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are $3/4''$ x $30''$ galvanized pipe with yellow survey caps stamped S-6034/S-5456. The survey is on file in the office of the Madison County Engineer.