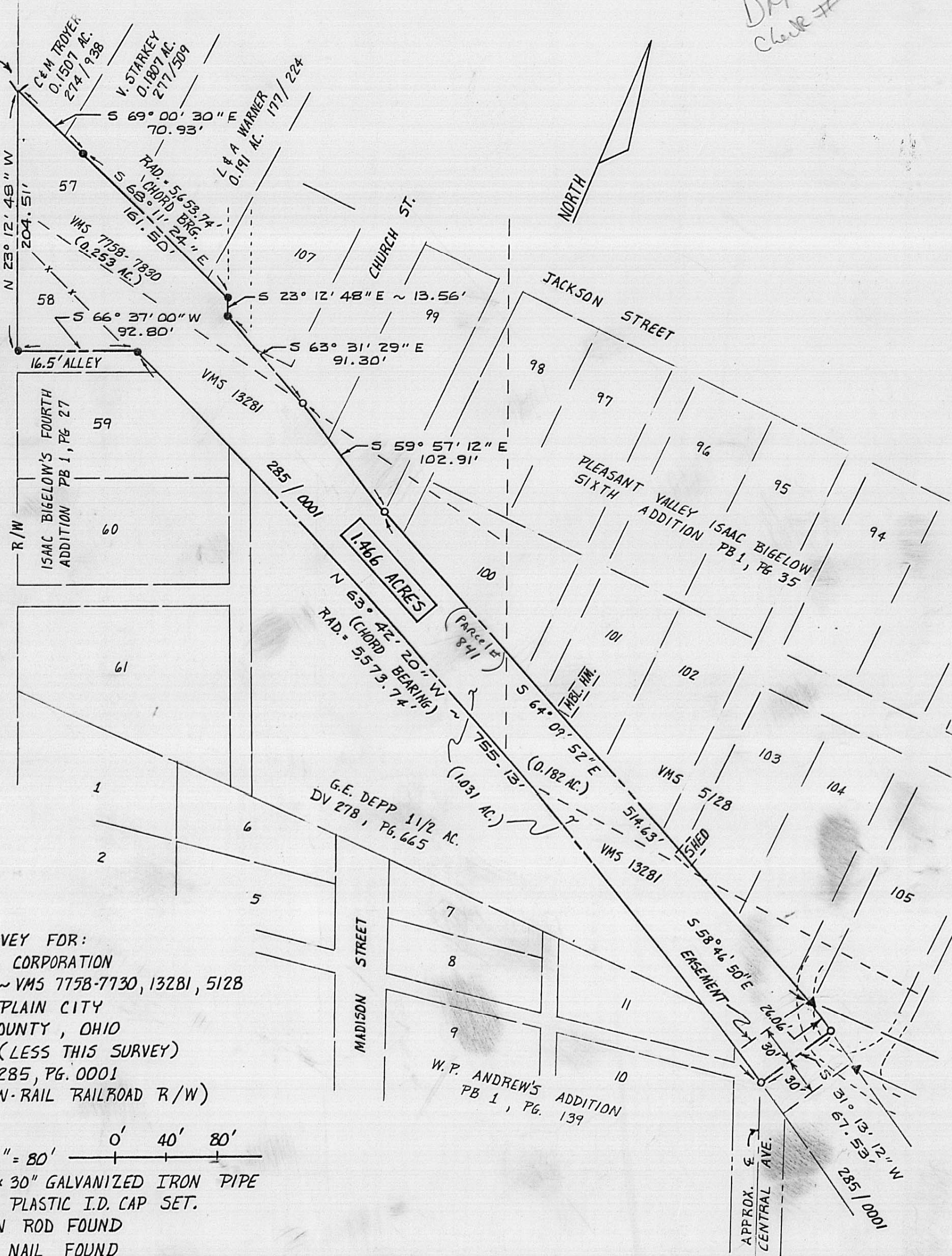


FOUND CHISELED "V" IN CONC. WALK

DM Check #

CHILLICOTHE STREET 60'



PLAT OF SURVEY FOR:  
 DARBY LAND CORPORATION  
 DARBY TWP. ~ VMS 7758-7730, 13281, 5128  
 VILLAGE OF PLAIN CITY  
 MADISON COUNTY, OHIO  
 12.374 AC. (LESS THIS SURVEY)  
 DEED VOL. 285, PG. 0001  
 (FORMER CON-RAIL RAILROAD R/W)

NOTES:

- 1) SCALE 1" = 80'
- 2) ○ 3/4" x 30" GALVANIZED IRON PIPE WITH PLASTIC I.D. CAP SET.
- 3) ● IRON ROD FOUND
- 4) ▲ P.K. NAIL FOUND
- 5) BEARINGS ASSUMED FROM SURVEY OF 12.374 AC. TRACT DEED VOL. 285, PG. 0001
- 6) PLAT REFERENCES:  
 0.191 AC. - BENJAMIN H. CARTWRIGHT (S-5456) 12/30/92  
 12.374 AC. - BRADLEY J. PATRIDGE (S-7068) 12/18/89  
 PHILA. BALTO. & WASHINGTON R.R. PLANS - SHT. V4, PG. 14

*Michael R. Priday*

MICHAEL R. PRIDAY, PS  
 5-7014 APRIL 19, 1993  
 JN 93-20



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

**PRIDAY SURVEYING INC.**

327 NORTH MAIN STREET P.O. BOX 192  
 MARYSVILLE, OHIO 43040-0192  
 (513) 642-3400

Plain City

Real estate situated in the Village of Plain City in Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 7758-7730, 13281, and 5128; being part of the 12.374 acre tract of the Darby Land Corporation (Deed Volume 285, page 0001), as shown on a plat of survey performed by Bradley J. Patridge PS-7068 of the former Consolidated Rail Corporation railroad right-of-way; and being further bounded and described as follows:

Beginning at an iron rod found on the easterly line of Chillicothe Street (60') at the intersection of the northerly line of a 16.50 foot alley, also being the southwesterly corner of lot 58 of Isaac Bigelow's fourth addition (Plat Book 1, page 27). Said iron rod marking the TRUE POINT OF BEGINNING.

Thence North 23 -12'-48" West, 204.51 feet with said easterly line of Chillicothe Street to a found chiseled "V" in a concrete walk at the southwesterly corner of the 0.1507 acre tract of C & M Troyer (Deed Volume 274, page 938).

Thence South 69 -00'-30" East, 70.93 feet with the southerly line of said 0.1507 acre tract to an iron rod found marking a point of curvature.

Thence along the arc of a curve to the right having a radius of 5,653.74 feet, whose chord bears South 68 -11'-24" East, 161.50 feet to an iron rod found on the westerly line of an alley.

Thence South 23 -12'-48" East, 13.56 feet with said alley line to an iron rod found.

Thence with the next four consecutive courses along the southerly line of Isaac Bigelow's sixth addition (Plat Book 1, page 35):

- 1) South 63 -31'-29" East, 91.30 feet to an iron pipe set.
- 2) South 59 -57'-12" East, 102.91 feet to an iron pipe set.
- 3) South 64 -09'-52" East, 514.63 feet to a P.K. nail found.
- 4) South 58 -46'-50" East, 26.06 feet to an iron pipe set.

Thence South 31 -13'-12" West, 67.53 feet crossing the grantors property to an iron pipe set on the southerly line of said 12.374 acre tract at the approximate centerline of Central Avenue at it's terminus.

Thence along the arc of a curve to the left having a radius of 5,573.74 feet, whose chord bears North 63 -42'-20" West, 755.13 feet along the northerly line of the 1 1/2 acre tract of G.E. Depp (Deed Volume 278, page 665) to an iron rod found on the aforesaid northerly line of a 16.50 foot alley.

Thence South 66 -37'-00" West, 92.80 feet with said alley line to the TRUE POINT OF BEGINNING.

Bearings are assumed from previous survey of 12.374 acre tract. The tract as described from an actual field survey performed on or about April 19, 1993, by Registered Surveyor Michael R. Friday (S-7014), contains 1.466 acres, more or less, (of which approximately 0.253 acres are in VMS 7758-7830, 1.031 acres are in VMS 13281, and 0.182 acres are in VMS 5128), subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" X 30" galvanized pipe with plastic I.D. caps. The plat of survey is on file in the office of the Madison County Engineer.