

Boundary Survey

Of

Part Of Military Survey Number 8863

Madison County, Ohio

For

Kelly Manns / Conrail
Parcel No. OH - 201615



Scale 1" = 20'



Conrail
Track

S 28°26'28" E 9.52'

Fd. 1" Bar
NE. Cor. L. 3

Main St.

Lot 3

Alley (16.5' Wd.)

N 15°39'49" E 12.59'

Edge Of Roof Overhang
N 62°49'37" E 86.36'

S 63°00'00" W 95.13'

Lot 20

Metal Building

Lot 21

Fd. 3/4" Bar
NW. Cor. L. 21

Oak St.

Cowlings Addition
Rec. Plat Book 1, Pg. 29

This Survey Meets The Requirements Of
Paragraph (B) Of Rule 4733-37-04 Of The
Administrative Code.
The Undersigned States To The Corporation
Named Hereon That This Plat Represents A
True And Accurate Survey Made By The
Undersigned As Established By Actual
Field Measurements; That No Encroachments
By Or On The Platted Premises Exist.
Unless Otherwise Shown And Noted.

James A. Broadway 3-4-97

James A. Broadway
Registered Professional Surveyor
State of Ohio #6909



Legend

• = S. 5/8" R.

DESCRIPTION

ALL THAT PART OF MILITARY SURVEY NUMBER 8863, MADISON COUNTY, OHIO,
BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" ROD SET ON THE NORTHERLY LINE OF LOT 21 OF COWLINGS
ADDITION, RECORDED PLAT BOOK 1, PAGE 29, ALSO BEING ON THE SOUTHERLY
LINE OF LAND OWNED BY CONRAIL) NORTH 63°00'00" EAST 50.50 FEET FROM A 3/4"
SQUARE BAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 21;

THENCE NORTH 15°39'49" EAST 12.59 FEET TO A 5/8" ROD SET;

THENCE NORTH 62°49'37" EAST 86.36 FEET ALONG THE ROOF OVERHANG OF A ONE
STORY BUILDING TO A 5/8" ROD SET;

THENCE SOUTH 28°26'28" EAST 9.52 FEET TO A 5/8" ROD SET ON THE NORTHERLY
LINE OF LOTS 3, 20, AND 21 OF SAID COWLINGS ADDITION (ALSO BEING THE
SOUTH LINE OF LAND OWNED BY CONRAIL);

THENCE SOUTH 63°00'00" WEST 95.13 FEET ALONG SAID LINE TO THE POINT OF
BEGINNING, CONTAINING 851 SQUARE FEET AND SUBJECT TO ALL HIGHWAYS,
EASEMENTS, AND RESTRICTIONS OF RECORD. THIS DESCRIPTION WAS PREPARED
TO CLEAR A BUILDING ENCROACHMENT ONTO CONRAIL PROPERTY BY JAMES A.
BROADWAY, PROFESSIONAL LAND SURVEYOR, STATE OF OHIO #6909, FROM AN
ACTUAL SURVEY OF THE PREMISES.

MANNIK + SMITH, INC.

CONSULTING ENGINEERS + SURVEYORS
TOLEDO, OHIO 43614

Exhibit A

CONRAIL Case No. 72078. Parcel No. OH-201-615

Manns Description 851 Sq. Ft. Parcel

All That Part Of Military Survey Number 8863, Madison County, Ohio,
Bounded And Described As Follows:

Beginning At A 5/8" Rod Set On The Northerly Line Of Lot 21 Of Cowings
Addition, Recorded Plat Book 1, Page 29, (Also Being On The Southerly
Line Of Land Owned By Conrail) North 63°00'00" East 50.50 Feet From A 3/4"
Square Bar Found At The Northwest Corner Of Said Lot 21;

Thence North 15°39'49" East 12.59 Feet To A 5/8" Rod Set;

Thence North 62°49'37" East 86.36 Feet Along The Roof Overhang Of A One
Story Building To A 5/8" Rod Set;

Thence South 28°26'28" East 9.52 Feet To A 5/8" Rod Set On The Northerly
Line Of Lots 3, 20, And 21 Of Said Cowings Addition (Also Being The
South Line Of Land Owned By Conrail);

Thence South 63°00'00" West 95.13 Feet Along Said Line To The Point Of
Beginning, Containing 851 Square Feet And Subject To All Highways,
Easements, And Restrictions Of Record. This Description Was Prepared
To Clear A Building Encroachment Onto Conrail Property By James A.
Broadway, Professional Land Surveyor, State Of Ohio #6909, From An
Actual Survey Of The Premises.

James A. Broadway 1-22-77
James A. Broadway

Professional Land Surveyor State Of Ohio #6909

