



Joseph P. Priday
 JOSEPH P. PRIDAY (S-7277)
 MARCH 10, 1998 JN 96-32A
 REVISED MAY 18, 1998

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
 MARYSVILLE, OH 43040-0192
 (937) 642-3400

PLAT OF SURVEY FOR:
 DONALD L. SYPHRIT
 DARBY TWP. VMS 7758-7830 & 13281
 VILLAGE OF PLAIN CITY
 MADISON COUNTY, OHIO
 PART OF 1.466 ACRES
 O.R. 29, PG. 1031
 SURVEY PLAT 4-96

- NOTES:
- 1) ⊙ IRON ROD FOUND
 - 2) ● IRON PIPE FOUND
 - 3) ○ 3/4" X 30" GALV IRON PIPE WITH PLASTIC I.D. CAP SET
 - 4) BEARING ASSUMED FROM PLAT 4-96

PLAT APPROVED

Charles A. Dodge
 Zoning Insp.

LEGAL DEED DESCRIPTION
DONALD L. SYPHRIT
0.212 ACRES

Real estate situated in the Village of Plain City; in Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 7758-7830 and 13281; being part of the 1.466 acre tract of Donald L. Syphrit (Official Record 29, page 1031 & Plat 4-96); and being further bounded and described as follows:

Beginning for reference at an iron rod found on the easterly line of Chillicothe Street (60' wide) at the southwesterly corner of Lot 58 of Isaac Bigelow's Fourth Addition (Plat Book 1, page 27), also being on the northerly line of a 16.5 foot wide alley.

Thence North 23 deg.-12'-48" West (assumed bearing), 70.00 feet along said easterly line of Chillicothe Street to an iron pipe set marking the TRUE POINT OF BEGINNING.

Thence North 23 deg.-12'-48" West, 134.51 feet continuing along said easterly line to a chiseled "V" found in a concrete walk at the southwesterly corner of the 0.1507 acre tract of C & M Troyer (Deed Record 274, page 938).

Thence South 69 deg.-00'-30" East, 52.01 feet along the southerly line of said tract to an iron pipe set on the southwesterly corner of the 0.1807 acre tract of Gary R. Hay (Deed Record 294, page 220). Also being the northwesterly corner of a 0.019 acre tract surveyed this date.

Thence with three consecutive courses of said 0.019 acre tract:

- 1) South 07 deg.-28'-32" West, 11.60 feet to an iron pipe found.
- 2) South 68 deg.-02'-39" East, 70.42 feet to an iron rod found.
- 3) North 05 deg.-18'-28" East, 12.71 feet to an iron pipe found at the southwesterly corner of the 0.191 acre tract of Ralph E. Smucker (Official Record 46, page 444).

Thence with the southerly line of said 0.191 acre tract along the arc of a curve to the right having a radius of 5653.73 feet, an arc length of 110.74 feet, and the chord of which bears: (South 67 deg.-55' 58" East, 110.74 feet) to an iron rod found on the easterly line of said Lot 58.

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

Thence North 76 deg.-36'-39" West, 71.69 feet to an iron pipe set.

Thence South 66 deg.-47'-12" West, 107.44 feet to the TRUE POINT OF BEGINNING.

Bearing assumed from Plat 4-96. The tract as described from an actual field survey performed on or about March 10, 1998, by Registered Surveyor Joseph P. Friday (S-7277), contains **0.212 acres**, 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 plastic I.D. caps. The plat of survey is on file in the office of the Madison County Engineer.

LEGAL DEED DESCRIPTION
DONALD L. SYPHRIT
0.735 ACRES

Real estate situated in the Village of Plain City; in Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 7758-7830 and 13281; being part of the 1.466 acre tract of Donald L. Syphrit (Official Record 29, page 1031 & Plat 4-96); and being further bounded and described as follows:

Beginning at an iron rod found on the easterly line of Chillicothe Street (60' wide) at the southwesterly corner of Lot 58 of Isaac Bigelow's Fourth Addition (Plat Book 1, page 27). Also being on the northerly line of a 16.5 foot wide alley and being the TRUE POINT OF BEGINNING.

Thence North 23 deg.-12'-48" West (assumed bearing), 70.00 feet along said easterly line of Chillicothe Street to an iron pipe set.

Thence North 66 deg.-47'-12" East, 107.44 feet to an iron pipe set.

Thence South 76 deg.-36'-39" East, 71.69 feet to an iron rod found on the easterly line of said Lot 58.

Thence South 63 deg.-31'-29" East, 91.29 feet along the southerly line of Isaac Bigelow's Sixth Addition (Plat Book 1, page 35) to an iron pipe found.

Thence South 59 deg.-57'-12" East, 102.91 feet continuing along said southerly line to an iron pipe found.

Thence South 64 deg.-09'-52" East, 161.75 feet continuing along said southerly line to an iron pipe set.

Thence South 00 deg.-34'-44" West, 59.91 feet crossing said 1.466 acre tract to an iron pipe set on the northerly line of the 1.5 acre tract of G.E. Depp (Deed Record 278, page 665).

Thence with said northerly line along the arc of a curve to the left having a radius of 5573.74 feet, an arc length of 408.38 feet, and the chord of which bears: (North 65 deg.-29'-27" West, 408.28 feet) to an iron rod found on the southerly line of aforesaid Lot 58.

Thence South 66 deg.-37'-00" West, 92.80 feet along said southerly line and aforesaid northerly line of a 16.5 foot wide alley to the TRUE POINT OF BEGINNING.

Bearing assumed from Plat 4-96. The tract as described from an actual field survey performed on or about March 10, 1998, by Registered Surveyor Joseph P. Priday (S-7277), contains **0.735 acres**, 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 plastic I.D. caps. The plat of survey is on file in the office of the Madison County Engineer.

**LEGAL DEED DESCRIPTION
DONALD L. SYPHRIT
0.019 ACRES**

Real estate situated in the Village of Plain City; in Darby Township of Madison County, Ohio; in the Virginia Military Survey number 7758-7830; being part of the 1.466 acre tract of Donald L. Syphrit (Official Record 29, page 1031 & Plat 4-96); and being further bounded and described as follows:

Beginning for reference at an iron rod found on the easterly line of Chillicothe Street (60' wide) at the southwesterly corner of Lot 58 of Isaac Bigelow's Fourth Addition (Plat Book 1, page 27), also being on the northerly line of a 16.5 foot wide alley.

Thence North 23 deg.-12'-48" West (assumed bearing), 204.51 feet along said easterly line of Chillicothe Street (passing over an iron pipe set at 70.00 feet) to a chiseled "V" found in a concrete walk at the southwesterly corner of the 0.1507 acre tract of C & M Troyer (Deed Record 274, page 938).

Thence South 69 deg.-00'-30" East, 52.01 feet along the southerly line of said tract to an iron pipe set on the southwesterly corner of the 0.1807 acre tract of Gary R. Hay (Deed Record 294, page 220), marking the TRUE POINT OF BEGINNING.

Thence South 69 deg.-00'-30" East, 18.92 feet along the southerly line of said 0.1807 acre tract to an iron rod found.

Thence continuing with said southerly line along the arc of a curve to the right having a radius of 5653.73 feet, an arc length of 50.76 feet, and the chord of which bears: (South 68 deg.-45'-04" East, 50.76 feet) to an iron pipe found at the southwesterly corner of the 0.191 acre tract of Ralph E. Smucker (Official Record 46, page 444).

Thence South 05 deg.-18'-28" West, 12.71 feet to an iron rod found.

Thence North 68 deg.-02'-39" West, 70.42 feet to an iron pipe found.

Thence North 07 deg.-28'-32" East, 11.60 feet to the TRUE POINT OF BEGINNING.

Bearing assumed from Plat 4-96. The tract as described from an actual field survey performed on or about March 10, 1998, by Registered Surveyor Joseph P. Friday (S-7277), contains 0.019 acres, 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 plastic I.D. caps. The plat of survey is on file in the office of the Madison County Engineer.