

TUFFCO SAND & GRAVEL, INC
 ORIG 0.317 AC- DR 294-886
 SEE PLAT 134-92

P.O.B
 REFERENCE
 POINT

DONALD L. SYPHRIT
 1.466 ACC - DR 29/1031
 PLAT "A-95"

○ 1" IRON PIN FOUND
 ● 5/8" REBAR & YELLOW PLASTIC
 CAP STAMPED "XYZ 7408" (SET)
 △ P K NAIL
 ALL MONUMENTS FOUND OR
 SET ARE IN GOOD CONDITION
 UNLESS OTHERWISE NOTED.

LAND SURVEY

PLAT OF SURVEY MADE FOR:

DANNY & ANNA JEAN BENTLEY

SHOWING TWO TRACTS OF LAND IN THE VILLAGE OF
 PLAIN CITY, OHIO LYING NORTH OF AND ADJACENT TO
 A.H. SHARWOOD'S SECOND ADDITION AND EAST
 OF CENTRAL AVENUE.

SURVEY MADE DURING MAR., 2000



by David E. Slagle 4-24-2000
 David E. Slagle P.S. #7408 Date

LOT #1
 VMS 13281 0.378 ACRES +/-

LOT #2
 VMS 13281 0.180 ACRES +/-
 VMS 5125 0.198 ACRES +/-

CURVE	R	L	Δ	T	CH	CH BEARING
C1	5640.74	186.13	1-53-26	93.07	186.12	S 58-30-12 E
C2	5620.74	275.34	2-48-24	137.70	275.51	
C3	5640.74	457.37	4-38-45	228.81	437.24	
C4	5573.74	207.00	2-07-40	103.51	206.99	
C5	5573.74	54.68	00-33-44	27.34	54.68	N 59-32-23 W S 59-32-23 E
C6	5573.74	276.75	2-50-42	138.40	276.72	
C7	5640.74	103.73	1-03-13	51.87	103.73	S 57-01-45 E
C8	5640.74	289.87	02-56-40	144.97	289.84	
C9	5640.74	167.50	01-42-05	83.76	167.49	

23-03

MADE FOR: **DANNY & ANNA JEAN BENTLEY**

XYZ SURVEY SERVICE INC.
 3958 La ROSA CT
 GROVE CITY OH 43123
 FAX: 614-875-7862 PH: 614-871-4980

DATE: 4/11/2000
 SCALE: 1" = 50'
 REVISED:

JOB NO: 20-057
 F.B NO: 107
 MAP NO: 20-057
 DRAWN BY: M.P.G.
 CHECKED BY: D.E.S.
 CAD FILE: 20-057

LEGAL DESCRIPTION

0.358 Acre

Lot No.2

Real estate situated in Darby Township, in the Village of Plain City, of Madison County, Ohio, in the Virginia Military Survey numbers: 13281 & 5125 and being part of the original 12.374 acre tract of Tuffco Sand and Gravel, Inc. (Deed Record 294, page 886 and Plat "69-90"); being part of a former Con-Rail Railroad right-of-way, and being further bounded and described as follows:

Beginning for reference at an iron pipe found on the southwesterly line of said original 12.374 acre tract at the northerly terminus of the approximate centerline of Central Avenue. Also, being the most southerly corner of the 1.466 acre tract of Donald L. Syphrit (Official Record 29, page 1031 and Plat "4-96");

Thence, in a southeasterly direction along the south line of an old railroad bed in a curve to the right (said curve having a radius of 5573.74 feet and a tangent of 27.34 feet and a chord bearing and distance of South 59 degrees 32 minutes 23 seconds East - 54.68 feet), a total arc distance of 54.68 feet to a 5/8 inch rebar set with cap in the east line of Central Avenue as shown in A.H. Sherwood's Second Addition as recorded in Plat Book 1, pg. 83 in the Madison County Records;

Thence, leaving said railroad South 22 degrees 03 minutes 26 seconds East along the east line of Central Avenue 93.50 feet to a 5/8 inch rebar set with cap for **The True Point of Beginning;**

Thence, leaving said East line North 68 degrees 19 minutes 05 seconds 152.73 feet to a 5/8 inch rebar set with cap in the north right-of-way in the old railroad bed;

Thence, in a southeasterly direction in a curve to the right, (said curve having a radius of 5640.74 feet and a tangent of 51.87 feet and a chord bearing and distance of South 57 degrees 01 minutes 45 seconds East - 103.73 feet) a total arc distance of 103.73 feet to a 5/8 inch rebar set with cap;

Thence, leaving said right-of-way South 67 degrees 56 minutes 34 seconds West, 81.48 feet to a 5/8 inch rebar set with cap in the south line of said old railroad bed;

Thence, continue South 67 degrees 56 minutes 34 seconds West along the north line of a 20.00 foot alley as shown in said A.H. Sherwood's Second Addition 130.70 feet to a 5/8 inch rebar set with cap in the east line of Central Avenue;

Thence, North 22 degrees 03 minutes 26 seconds West along the east line of Central Avenue 86.00 feet to the **True Point of Beginning.**

Containing 0.358 acres all in Madison County, Ohio.

This survey contains approximately 0.180 acres more or less in V.M.S. 13281 and 0.198 acres more or less in V.M.S. 51.25.

Bearings assumed from said Survey Plat "69-90". The tract as described from an actual field survey performed on or about May 20, 1996 by Registered Surveyor Joseph P. Friday (S-7277), containing 3.456 acres.

Subject to all previous easements and rights-of-way of record. All new iron pins set, are 5/8 inch rebar with red plastic caps marked with XYZ Survey. The Friday plat of survey is on file in the office of the Madison County Engineer.

David E. Slagle

David E. Slagle, Registered Ohio Professional Surveyor #7408

Date

4-24-2000

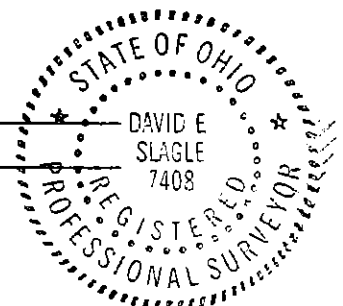
DESCRIPTION ACCEPTABLE

MADISON COUNTY ENGINEER

DATE _____

BY _____

ACREAGE _____



LEGAL DESCRIPTION

0.378 Acre

Lot No. 1

Real estate situated in Darby Township, in the Village of Plain City, of Madison County, Ohio, in the Virginia Military Survey number 13281, and being part of the original 12.374 acre tract of Tuffco Sand and Gravel, Inc. (Deed Record 294, Page 886 and Plat "69-90"); being part of a former Con-Rail Railroad right-of-way, and being further bounded and described as follows:

Beginning at an iron pipe found on the southwesterly line of said original 12.374 acre tract at the northerly terminus of the approximate centerline of Central Avenue. Also, being the most southerly corner of the 1.466 acre tract of Donald L. Syphrit (Deed Record 29, Page 1031 and Plat "4-96") and the **True Point of Beginning**;

Thence, North 31 degrees 13 minutes 12 seconds East, 67.53 feet with the southeasterly line of said 1.466 acre tract (crossing said original 12.374 acre tract) to an iron pipe found on the southwesterly line of the original 0.317 acre tract of Tuffco Sand and Gravel, Inc. (Deed Record 294, Page 886, also Plat "134-92");

Thence, South 58 degrees 46 minutes 50 seconds East, 35.63 feet along said southwesterly line to a P.K. nail found on the most southerly corner of said original 0.317 acre tract, and the most westerly corner of the 8.0 acre tract of the Village of Plain City (Deed Record 69, Page 543);

Thence, in a curve to the right in a southeasterly direction along the northerly right-of-way of the old railroad bed (said curve having a radius of 5640.74 feet and a tangent of 93.07 feet) and a chord bearing and distance of South 58 degrees 30 minutes 12 seconds East - 186.12 feet) a total arc distance of 186.13 feet to a 5/8 inch rebar set with cap;

Thence, leaving said old right-of-way South 68 degrees 19 minutes 05 seconds West 152.73 feet to a 5/8 inch rebar set with cap in the east line of Central Avenue as recorded in A. H. Sherwood's Second Addition PB 1, pg. 83 in the Madison County Records

Thence North 22 degrees 03 minutes 26 seconds West along the east line of Central Avenue 93.50 feet to a 5/8 inch rebar set with cap in the south right-of-way of said railroad bed;

Thence in northwesterly direction in a curve to the left (said curve having a radius of 5573.74 feet and a tangent of 27.34 feet and a chord bearing and distance of North 59 degrees 32 minutes 23 seconds West - 54.68 feet) a total arc length of 54.68 feet to the **Point of Beginning**.

Containing 0.378 acres all in Madison County, Ohio.

This survey contains approximately 0.378 acres in V.M.S. 13281 in the Village of Plain City.

Bearings assumed from said Survey Plat "69-90". The tract as described from an actual field survey performed on or about May 20, 1996 by Registered Surveyor Joseph P. Priday (S-7277), containing 3.456 acres.

Subject to all previous easements and rights-of-way of record. All new iron pins set, are 5/8 inch rebar with red plastic caps marked with XYZ Survey. The Priday plat of survey is on file in the office of the Madison County Engineer.

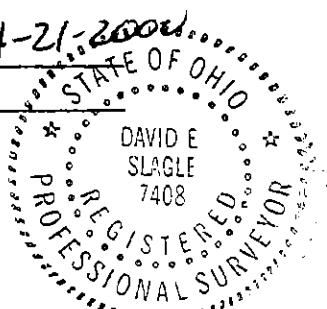
David E. Slagle

David E. Slagle, Registered Ohio Professional Surveyor #7408

Date

~~2/14~~ 4-21-2006

DESCRIPTION ACCEPTABLE
MADISON COUNTY ENGINEER
DATE _____
BY _____
ACREAGE _____



LEGAL DESCRIPTION
20' Easement - Bicycle Path

Real estate situated in Darby Township, in the Village of Plain City, of Madison County, Ohio, in the Virginia Military Survey Nos. 13281 & 5125, and being part of the original 12.374 acre tract of Tuffco Sand & Gravel Inc.(Deed Record 294, Pg. 886 & Plat 69-90), being part of a former Con-Rail Railroad right-of-way, and being further bounded and described as follows;

Beginning for reference, at an iron pipe found on the southwesterly line of said original 12.374 acre tract at the northerly terminus of the approximate centerline of Central Avenue, also being the most southerly corner of the 1.466 acre tract of Donald L. Syphrit (OR 29, Pg.1031 and Plat 4-96);

Thence, North 31 degrees 13 minutes 12 seconds East 47.53 feet to the **True Point of Beginning**;

Thence, continue North 31 degrees 13 minutes 12 seconds East, 20.00 feet, to an existing pipe at the northeast corner of the aforementioned Don Syphrit Property (1.466 acres) and also, being the southwesterly line of the original 0.317 acre tract and of the Tuffco Sand & Gravel Inc.(Deed Record.294, Page. 886 and Plat 134-92);

Thence, South 58 degrees 46 minutes 50 seconds East, 35.63 feet, along said southwesterly line to a PK nail found on the most southerly corner of said original 0.317 acre tract;

Thence, in a southwesterly direction along a curve to the right being the original northerly line of the old railroad bed (having a radius of 5640.74 feet and a tangent of 144.97 feet and a chord bearing and distance of South 57 degrees 58 minutes 33 seconds East - 289.84 feet) a total arc distance of 289.87 feet to a 5/8 inch rebar set with cap;

Thence, leaving said railroad right-of-way South 67 degrees 56 minutes 34 seconds West, 24.27 feet, to a point;

Thence, is a northwesterly direction along a curve to the left, parallel to and 20.00 feet south of the northerly line of said old railroad line, (said curve having a radius of 5620.74 feet and a tangent of 137.70 feet and a chord bearing and distance of North 58 degrees 23 minutes 54 seconds West - 276.72 feet) a total arc distance of 276.75 feet to a point of tangency;

Thence, North 58 degrees 46 minutes 50 seconds West, 35.63 feet, to the **Point of Beginning**.

Bearings assumed from said Survey Plat "69-90". The tract as described from an actual field survey performed on or about May 20, 1996, by Registered Surveyor Joseph P. Priday (S-7277), containing 3.456 acres.

Subject to all previous easements and rights-of-way of record. All new iron pins set, are 5/8 inch rebar with red plastic caps marked with XYZ Survey. The Priday plat of survey is on file in the office of the Madison County Engineer.

David E. Slagle

4-24-2000

David E. Slagle, Registered Ohio Professional Surveyor #7408

Date

DESCRIPTION ACCEPTABLE
MADISON COUNTY ENGINEER
DATE _____
BY _____
ACREAGE _____

