

# SURVEY OF ACREAGE PARCEL

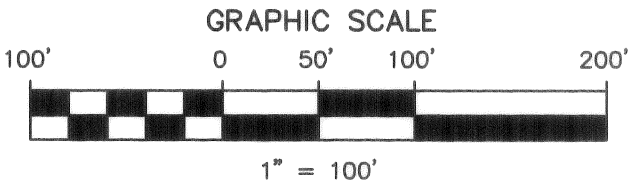
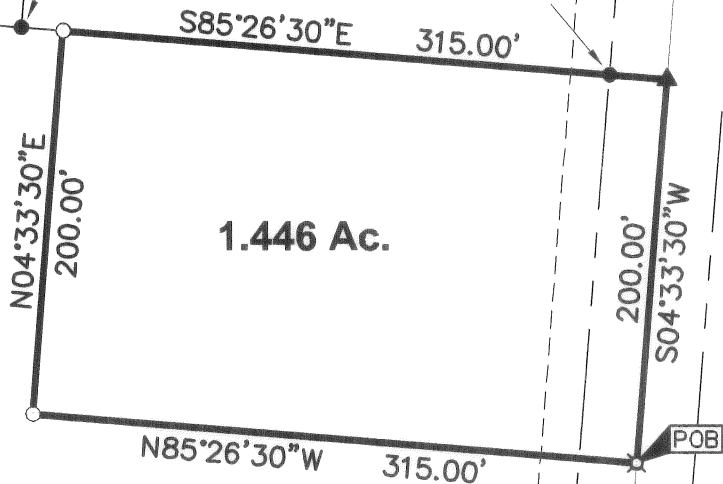
LOCATED IN VIRGINIA MILITARY SURVEY 7758-7830  
VILLAGE OF PLAIN CITY, MADISON COUNTY, OHIO

Elizabeth A. & Harold Miller, Trustees  
4.271 Ac.  
O.R. 171, Pg. 1521

Elizabeth A. & Harold Miller, Trustees  
Tract III  
2.000 Ac.  
O.R. 96, Pg. 413  
O.R. 96, Pg. 417

5/8" IPF (Clapsaddle R.S. #6140") 5/8" IPF (Clapsaddle R.S. #6140")

# APPROVED



## LEGEND

- Iron Pin Found      ○ Iron Pin Set
- ✕ PK Nail Found      ✕ PK Nail Set
- ▲ RR Spike Found    △ RR Spike Set
- Ⓜ Monument Box      Ⓜ Monument

All iron pins set are 3/4" diameter, 30" long with plastic cap inscribed "Advanced 7661".

RPM Partnership  
24.579 Ac. (Orig.)  
D.B. 294, Pg. 380

RPM Partnership  
20' Drainage Easement  
O.R. 69, Pg. 1164

RPM Partnership  
1.806 Ac.  
O.R. 51, Pg. 1218

GTE North Incorporated  
10' x 50' Easement  
O.R. 113, Pg. 432



The Basis of Bearings shown hereon was transferred from a GPS survey of Madison County Monuments "05-028" and "05-029" performed by the Madison County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the bearing between said monuments as N 55° 47' 27" W.

|                  |                      |
|------------------|----------------------|
| DRAWN BY: CEW    | JOB NO.: 05-0001-145 |
| DATE: 10/17/2005 | CHECKED BY: DRH      |

**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS

4605 Morse Road  
Suite 101  
Columbus, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

10/17/05  
Clark E. White      Date:  
Professional Surveyor No. 7868

105-06

Situated in the State of Ohio, County of Madison, Village of Plain City, located in Virginia Military Survey Number 7758-7830, and being 1.446 acres out of that original 24.579 acre tract as conveyed to RPM Partnership by deed of record in Deed Book 294, Page 380, said 1.446 acres being more particularly bounded and described as follows:

**Beginning, for reference**, at a monument found marking the centerline intersection of U.S. Route 42 and Perry Pike (County Road 40), being the southeasterly corner of that 1.806 acre tract as conveyed to RPM Partnership by deed of record in Official Record 51, Page 1218;

Thence N 04° 33' 30" E, with the centerline of said U.S. Route 42, (passing a railroad spike found at 286.74 feet) a distance of 740.87 feet to a P.K. nail set at the **True Point of Beginning**;

Thence N 85° 26' 30" W, across said 24.579 acre tract, a distance of 315.00 feet to an iron pin set;

Thence N 04° 33' 30" E, continuing across said 24.579 acre tract, a distance of 200.00 feet to an iron pin set in the southerly line of that 2.000 acre tract as conveyed to Elizabeth A. and Harold Miller, Trustees by deeds of record in Official Record 96, Page 413 and Official Record 96, Page 417;

Thence S 85° 26' 30" E, with the southerly line of said 2.000 acre tract, (passing an iron pin found at 285.04 feet) a distance of 315.00 feet to a railroad spike found in the centerline of said U.S. Route 42, being the southeasterly corner of said 2.000 acre tract;

Thence S 04° 33' 30" W, with the centerline of said U.S. Route 42, a distance of 200.00 feet to the **True Point of Beginning**, and containing 1.446 acres of land, more or less, as calculated by the above courses. Subject, however, to all legal highways, easements, and restrictions of record. The above description was prepared by Clark E. White, P.S. #7868 on October 17, 2005.

All iron pins set are 3/4" diameter, 30" long with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Madison County Recorder's Office, Madison County, Ohio. The **Basis of Bearings** used in this description was transferred from a GPS survey of **Madison County Monuments "05-028" and "05-029"** performed by the Madison County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the bearing between said monuments as N 55° 47' 27" W.

Out of Parcel Number: 04-00777.000

ALSO THE FOLLOWING DESCRIBED INGRESS/EGRESS EASEMENT:

Situated in the State of Ohio, County of Madison, Village of Plain City, located in Virginia Military Survey Number 7758-7830, and being a 50 foot strip of land across that original 24.579 acre tract as conveyed to RPM Partnership by deed of record in Deed Book 294, Page 380, said easement being more particularly bounded and described as follows:

**Beginning, for reference**, at a monument found marking the centerline intersection of U.S. Route 42 and Perry Pike (County Road 40), being the southeasterly corner of that 1.806 acre tract as conveyed to RPM Partnership by deed of record in Official Record 51, Page 1218;

Thence N 04° 33' 30" E, with the centerline of said U.S. Route 42, a distance of 715.87 feet to a point;

Thence N 85° 26' 30" W, across said U.S. Route 42, a distance of 30.00 feet to a point in the westerly right-of-way line of said U.S. Route 42, being the **True Point of Beginning**;

Thence across said 24.579 acre tract, the following courses and distances;

N 85° 26' 30" W, a distance of 315.00 feet to a point;

N 04° 33' 30" E, a distance of 50.00 feet to a point; and

S 85° 26' 30" E, a distance of 285.00 feet to a point in the westerly right-of-way line of said U.S. Route 42;

Thence S 04° 33' 30" W, with said westerly right-of-way line, a distance of 50.00 feet to the **True Point of Beginning**, and containing 0.327 acres of land, more or less, as calculated by the above courses. Subject, however, to all legal highways, easements, and restrictions of record. The above description was prepared by Clark E. White, P.S. #7868 on October 17, 2005.

All references used in this description can be found at the Madison County Recorder's Office, Madison County, Ohio. The **Basis of Bearings** used in this description was transferred from a GPS survey of **Madison County Monuments "05-028" and "05-029"** performed by the Madison County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the bearing between said monuments as N 55° 47' 27" W.