

GAY STREET (45' R/W)

(ASSUMED BEARING)
N 02°00'00"E

48.00'

C. AMENN'S ADD.

B.H. MARSHALL'S 2ND. ADD.

AMES F. ALLEN &
SHIRLEY A. ALLEN
DEED REC 202, PG 489

LW MILLER
BUILDERS LLC
OFF REC 190,
PAGE 1046

BEULAH M. LOMBARD
DEED REC 296, PG 91

LOT 5

0.221 AC

LOT 6

N 22°35'21"W
14.28'

N 87°22'47"W 134.32'

S 87°51'54"E 134.55'

N 71°27'07"E
7.77'

S 67°34'54"W
9.14'

S 22°43'54"E
56.24'

S. CHILlicothe STREET (60' R/W)

LOT 9

N 22°43'54"W 266.91'

NORTHERLY R/W LINE OF FORMER RAILROAD

PLAT OF SURVEY FOR:
LW MILLER BUILDERS LLC
VILLAGE OF PLAIN CITY
DARBY TWP ~ VMS 7758-7830
MADISON COUNTY, OHIO

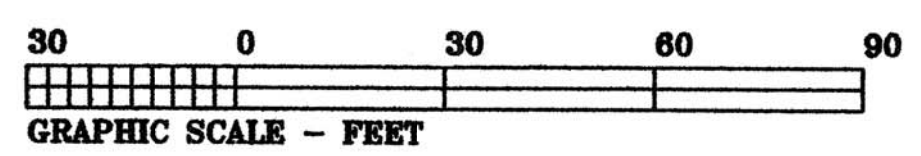


Joseph P. Priday
JOSEPH P. PRIDAY (S-7277)
OCT 11, 2005 JN 05-33

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

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
(937) 642-3400

- NOTES:
- 1) Δ RAILROAD SPIKE FOUND
 - 2) \boxtimes MAG NAIL FOUND
 - 3) \odot IRON ROD FOUND
 - 4) \oplus IRON T-POST FOUND
 - 5) \square IRON SQUARE PEG FOUND
 - 6) \circ 3/4" X 30" GALV IRON PIPE WITH PLASTIC I.D. CAP SET
 - 7) BEARING ASSUMED FROM PLAT OF B.H. MARSHALL ADD.
 - 8) FLOOD ZONE C OF F.I.R.M. 390625 0001 A ~ DEC 15, 1983 (AREAS OF MINIMAL FLOODING)



LEGAL DEED DESCRIPTION
LW MILLER BUILDERS LLC
0.221 ACRE

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 7758-7830; being a more particular description of the tracts of LW Miller Builders LLC (Official Record 190, page 1046); said tracts are part of Lots 7 & 8 of C. Amenn's Addition and part of Lot 6 of B.H. Marshall's 2nd Addition; and being further bounded and described as follows:

Beginning for reference at a railroad spike found on the westerly right-of-way line of South Chillicothe Street (60' R/W) at the northerly right-of-way line of a former railroad.

Thence North 22 deg.-43'-54" West, 266.91 feet along said westerly right-of-way line of South Chillicothe Street to an iron T-Post found at the northeasterly corner of a small triangular tract of Ames F. Allen and Shirley A. Allen (Deed Record 202, page 489), being the TRUE POINT OF BEGINNING.

Thence with three consecutive courses of the tracts of said Allen:

- 1) South 67 deg.-34'-54" West, 61.43 feet (passing over the original lot line common to said Lots 7 & 8) to an iron pipe set.
- 2) North 22 deg.-35'-21" West, 14.28 feet to an iron pipe set on the northerly line of said Lot 8, and the southerly line of said Lot 7.
- 3) North 87 deg.-22'-47" West, 134.32 feet along said lot line to an iron T-Post found on the easterly right-of-way line of Gay Street (45' R/W).

Thence North 02 deg.-00'-00" East (assumed bearing), 48.00 feet along said easterly right-of-way line to an iron pipe set on the southwest corner of said Lot 6, owned by Beulah M. Lombard (Deed Record 296, page 91).

Thence with two consecutive courses of said Lombard tract:

- 1) South 87 deg.-51'-54" East, 134.55 feet along the southerly line of said Lot 6 to an iron square peg found.
- 2) North 71 deg.-22'-07" East, 40.72 feet crossing a small portion of said Lot 6 to an iron rod found on said westerly right-of-way line of South Chillicothe Street.

Thence South 22 deg.-43'-54" East, 56.24 feet along said westerly right-of-way line to the TRUE POINT OF BEGINNING.

Bearing was assumed from plat of B.H. Marshall's addition. The tract as described from an actual field survey performed on or about October 11, 2005, by Registered Surveyor Joseph P. Priday (S-7277), contains 0.221 acre, 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 map room of the Madison County Engineer.

