

**SURVEY for a
PROPERTY SPLIT
for
JUDSON LUMBER CO.**
321 West Bigelow Street
V.M.S. 7758, Village of Plain City,
Madison County, Ohio

LOCATION: Located at 321 Bigelow Street, Plain City, Ohio in Virginia Military Survey 7758-7830 on the southwest corner of Mechanic Street and West Bigelow Street.

PRIOR DEED REFERENCES and OWNERSHIP:

Auditor's Parcel #04-00288.000 Judson Lumber Company, Official Records 156, Page 247

BASIS OF BEARING: N66°47'00"W, along the north Railroad Right-of-way line shown on Plat 19-03 Madison County Engineer's Records and described in O.R. 156, Page 247.

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

AREA TABLE	
ORIGINAL AREA	3.601 Acres
NEW TRACT AREA	1.278 Acres
REMAINDER AREA	2.323 Acres

LEGEND

- Monument found
- Monument set

Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.

- Ⓐ Access Easement for the Village of Plain City and the Izzard Family Partnership.
- Ⓑ Access Easement for the Village of Plain City and the Judson Lumber Company.



CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in October 2011.



Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
11/28/2011

John & Susan
APPROVED
11/22/11
Village of Plain City

60-11

EXHIBIT A
DESCRIPTION OF A
1.278 ACRE TRACT SPLIT FROM
A 3.601 ACRE PROPERTY
For the JUDSON LUMBER COMPANY
in Virginia Military Survey 7758
Village of Plain City, Madison County, Ohio

This description is for a 1.278 acre tract of land split from an original 3.601 acre property leaving a 2.323 acre REMAINDER in the name of The Judson Lumber Company (Official Records 156, Page 247, Madison County Recorder, Auditor's Parcel #04-00288.000), at 321 West Bigelow Avenue, Plain City, in Virginia Military Survey 7758, Madison County, Ohio and is further described as follows:

COMMENCING at a ¾" diameter iron pipe with an identification cap engraved *J. PRIDAY S-7277*, said pipe is located at the intersection of the west Right-of-way of Friend Street and the north Right-of-way of the abandoned Consolidated Rail Corporation railroad, now part of the Judson Lumber Company property;

Thence S21°08'40"W, 20.00 feet, along the east line of a property in the name of Bindery Specialists (O.R. 114, Pg. 1503) to the TRUE POINT OF BEGINNING;

Thence S57°25'49"E, 87.22 feet, into the said Judson Lumber Company property to an iron pin set;

Thence S40°23'13"E, 58.76 feet, to an iron pin set approximately 1.0 feet south of an existing building corner;

Thence S66°11'25"E, 396.04 feet, to an iron pin set in the west line of a property in the name of Izzard Family LLC (O.R. 255, Pg. 2421);

Thence S22°36'36"W, 90.69 feet, Along the west line of the said Izzard property and along a chain link fence to a 3" diameter steel fencepost, passing an iron pin set for reference at 85.69 feet;

Thence N67°12'19"W, 105.88 feet, along a north line of the said Izzard property to a ¾" diameter iron pipe found with an identification cap engraved *PRIDAY P-7277*;

Thence S20°50'14"W, 5.37 feet, to an iron pin set;

Thence N67°05'13"W, 141.79 feet, along a north line in the said Izzard property to a ¾" diameter iron pipe found with an identification cap engraved *PRIDAY P-7277* said pipe in next to a chain link fence;

Thence N81°45'44"W, 69.53 feet, along a chain link fence on the north line in the said Izzard property to a ¾" diameter iron pipe found with an identification cap engraved *PRIDAY P-7277*, said iron pipe is 1.2 feet west of a 3" diameter fence post;

Thence S11°35'32"W, 140.23 feet, along a chain link fence on the west line of the said Izzard property to a ¾" diameter iron pipe found with an identification cap engraved *PRIDAY P-7277*, located in the north line of Virginia Military District 7064 and the south line of V.M.S 7758-7830, said pipe is bent to the south and is exposed 6";

Thence N76°27'18"W, 69.64 feet, along the north line of a property in the name of Hazel M. Houchard (O.R. 23, Pg. 417), the north bank of Sweeney Run and the V.M.S. line, to a ¾" diameter iron pipe found with an identification cap engraved *PRIDAY P-7277*, at the southeast corner of a property in the name of the Village of Plain City (O.R. 101, Pg.1111);

Thence N12°18'06"E, 261.76 feet, along the east line of the said Village property to a ¾" diameter iron pipe found with an identification cap engraved *PRIDAY P-7277*;

Thence N66°47'00"W, 129.23 feet, along the north line of said Village, passing a ¾" diameter iron pipe found with an identification cap engraved *PRIDAY P-7277* at 88.98 feet at the northwest corner of the said Village property, to an iron pin set at the southeast corner of the said Bindery Specialists property;

Thence N21°08'40"E, 52.01 feet, along the east line of the said Bindery Specialists property to the TRUE POINT OF BEGINNING.

The described tract of land benefits from an ACCESS EASEMENT (Area "A" on the plat) on the REMAINDER to use an existing driveway and to allow the said Village of Plain City property (and its successors and assigns) access to use the same driveway from Friend Street. The easement is described as follows:

BEGINNING at a ¾" diameter iron pipe with an identification cap engraved *J. PRIDAY S-7277*, said pipe is located at the intersection of the west Right-of-way of Friend Street and the north Right-of-way of the abandoned Consolidated Rail Corporation railroad, now part of the Judson Lumber Company property;

Thence S66°47'00"E, 40.00 feet, to an iron pin set;

Thence S21°08'40"W, 11.15 feet to a point;

Thence S40°23'13"E, 51.78 feet, to an iron pin set;

Thence N57°25'49"W, 87.22 feet, to an iron pin set;

Thence N21°08'40"E, 20.00 feet to the POINT OF BEGINNING.

The described tract of land is subject to an ACCESS EASEMENT (Area "B" on the plat) to benefit the REMAINDER and the said Village of Plain City property (and its successors and assigns) to allow access to their properties using the driveway from Friend Street. The easement is described as follows:

COMMENCING at a ¾" diameter iron pipe with an identification cap engraved *J. PRIDAY S-7277*, said pipe is located at the intersection of the west Right-of-way of Friend Street and the north Right-of-way of the abandoned Consolidated Rail Corporation railroad, now part of the Judson Lumber Company property;

Thence S21°08'40"W, 20.00 feet, along the east line of a property in the name of Bindery Specialists (O.R. 114, Pg. 1503) to the TRUE POINT OF BEGINNING;

Thence S57°25'49"E, 87.22 feet, into the said Judson Lumber Company property to an iron pin set;

Thence S40°23'13"E, 46.62 feet, to a point which is 12.14 feet at the same bearing from an iron pin set approximately 1.0 feet south of an existing building corner;

Thence S12°18'06"E, 17.39 feet, to a ¾" diameter iron pipe found with an identification cap engraved *PRIDAY P-7277* at the northeast corner of the said Village property;

EXHIBIT A (continued)

Thence N66°47'00"W, 129.23 feet, along the north line of said Village, passing a ¾" diameter iron pipe found with an identification cap engraved *PRIDAY P-7277* at 88.98 feet at the northwest corner of the said Village property to an iron pin set at the southeast corner of the said Bindery Specialists property;

Thence N21°08'40"E, 52.01 feet, along the east line of the said Bindery Specialists property to the TRUE POINT OF BEGINNING.

The described tract of land is subject to a DRAINAGE EASEMENT for subsurface drainage and storm sewer conveyance to benefit the REMAINDER of the property. The easement is shown on the plat and is described as follows:

COMMENCING at a ¾" diameter iron pipe with an identification cap engraved *J. PRIDAY S-7277*, said pipe is located at the intersection of the west Right-of-way of Friend Street and the north Right-of-way of the abandoned Consolidated Rail Corporation railroad, now part of the Judson Lumber Company property;

Thence S21°08'40"W, 20.00 feet, along the east line of a property in the name of Bindery Specialists (O.R. 114, Pg. 1503);

thence S57°25'49"E, 87.22 feet, into the said Judson Lumber Company property to an iron pin set;

thence S40°23'13"E, 46.62 feet, to the POINT OF BEGINNING of the DRAINAGE EASEMENT;

thence S40°23'13"E, 12.14 feet, an iron pin set approximately 1.0 feet south of an existing building corner;

thence S66°11'25"E, 10.56 feet, to a point;

thence S12°18'06"W, 270.12 feet, to the south line of the said Judson Lumber Company property;

thence N76°27'18"W, 20.00 feet, to a ¾ inch diameter iron pipe with an engraved cap labeled *PRIDAY PS7277*;

thence N12°18'06"E, 261.76 feet, along the east line of the said Village property to a ¾" Iron Pipe with a cap engraved with *PRIDAY PS7277*;

thence N12°18'06"E, 17.39 feet, the POINT OF BEGINNING of the DRAINAGE EASEMENT..

The described tract of land is also subject to a temporary CONSTRUCTION EASEMENT to benefit the REMAINDER of the property. Said CONSTRUCTION EASEMENT is 10 feet wide and is contiguous to the east side of and parallel to the DRAINAGE EASEMENT described above which would yield a total 30 foot wide work area when combined with the drainage easement.

The described tract of land contains 1.278 acres leaving a REMAINDER of 2.323 acres. The BASIS OF BEARINGS is S66°47'00"E along the north line of the abandoned railroad Right-of-way as described by J. Priday in plat 19-03 on file at the Madison County Engineer's office. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in October 2011 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey Elliott 11/10/2011
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A
DESCRIPTION OF A
2.323 ACRE REMAINDER
OF A 3.601 ACRE PROPERTY
For
JUDSON LUMBER COMPANY
in Virginia Military Survey 7758
Village of Plain City, Madison County, Ohio

This description is for a 2.323 acre REMAINDER of an original 3.601 acres after a 1.278 acres split, in the name of The Judson Lumber Company (Official Records 156, Page 247, Madison County Recorder, Auditor's Parcel #04-00288.000), at 321 West Bigelow Avenue, Plain City, in Virginia Military Survey 7758, Madison County, Ohio and is further described as follows:

BEGINNING at a ¾" diameter iron pipe with an identification cap engraved *J. PRIDAY S-7277*, said pipe is located at the intersection of the west Right-of-way of Friend Street and the north Right-of-way of the abandoned Consolidated Rail Corporation railroad, now part of the Judson Lumber Company property;

Thence S66°47'00"E 162.06 feet, crossing an iron pin set at the east Right-of-way of Friend Street at 40.00 feet, along the south line of Lot 20 of Aurileus Hagar Addition to Plain City (Cabinet 1, Slide 103) to a point at the southeast corner of Lot 20;

Thence N21°16'46"E, 183.99 feet, passing a ¾" diameter iron pipe at 1.68 feet and a 3" fence post at approximately 2.5 feet, continuing along the east line of the Hagar subdivision and a chain link fence to a ¾" diameter iron pipe found in the south Right-of-way of West Bigelow Avenue at the northeast corner of lot 22 of said Hagar Subdivision;

Thence S76°22'52"E, 73.87 feet, along the south Right-of-way of West Bigelow Avenue to an iron pin set;

Thence S79°27'06"E, 226.54 feet, to a ¾" iron pipe found at the northwest side of a water meter pit, said pipe is bent to the south and is located at the intersection of the Right-of-way of West Bigelow Avenue and South Mechanic Street;

Thence S05°38'34"W, 257.92 feet, along the west Right-of-way of South Mechanic Street to an iron pin set 1.9 feet southeast of a 3" diameter steel fence post;

Thence S66°47'00"E, 7.18 feet, along the old Right-of-way of the abandoned Consolidated Rail Corporation railroad to an iron pin set on the north side of a 3" diameter steel fencepost;

Thence S22°36'36"W, 64.39 feet, along the east line of a property in the name of Izzard Family LLC (O.R. 225, Pg. 2421) and along a chain link fence, to an iron pin set;

Thence N66°11'25"W, 396.04 feet, to an iron pin set at the southwest corner of an existing building;

Thence N40°23'13"W, 58.76 feet, to an iron pin set close to the north edge of pavement for a driveway leading to the Plain City Police Department;

Thence N57°25'49"W, 87.22 feet, to an iron pin set in the west line of the said Judson Lumber Company property and the east line of a property in the name of Bindery Specialists (O.R. 114, Pg. 1503);

Thence N21°08'40"E, 20.00 feet, along the east line of the said Bindery Specialists property to the TRUE POINT OF BEGINNING.

The REMAINDER is subject to an ACCESS EASEMENT (Area "A" on the plat) to benefit the 1.278 acre tract to use an existing driveway and to allow the said Village of Plain City property (and its successors and assigns) access using the same driveway from Friend Street. The easement is described as follows:

BEGINNING at a ¾" diameter iron pipe with an identification cap engraved *J. PRIDAY S-7277*, said pipe is located at the intersection of the west Right-o-way of Friend Street and the north Right-of-way of the abandoned Consolidated Rail Corporation railroad, now part of the Judson Lumber Company property;

Thence S66°47'00"E, 40.00 feet, to an iron pin set;

Thence S21°08'40"W, 11.15 feet to a point;

Thence S40°23'13"E, 51.78 feet, to an iron pin set;

Thence N57°25'49"W, 87.22 feet, to an iron pin set;

Thence N21°08'40"E, 20.00 feet to the POINT OF BEGINNING.

The REMAINDER benefits from an ACCESS EASEMENT (Area "B" on the plat) over the 1.278 acre tract to allow the use an existing driveway and to allow the said Village of Plain City property (and its successors and assigns) access to their property using the same driveway from Friend Street. The easement is described as follows:

COMMENCING at a ¾" diameter iron pipe with an identification cap engraved *J. PRIDAY S-7277*, said pipe is located at the intersection of the west Right-o-way of Friend Street and the north Right-of-way of the abandoned Consolidated Rail Corporation railroad, now part of the Judson Lumber Company property;

Thence S21°08'40"W, 20.00 feet, along the east line of a property in the name of Bindery Specialists (O.R. 114, Pg. 1503) to the POINT OF BEGINNING;

Thence S57°25'49"E, 87.22 feet, into the said Judson Lumber Company property to an iron pin set;

Thence S40°23'13"E, 58.76 feet, to an iron pin set approximately 1.0 feet south of an existing building corner;

Thence S56°13'28"W, 13.92 feet, to a ¾" diameter iron pipe found with an identification cap engraved *PRIDAY P-7277* at the northeast corner of the said Village property;

Thence N66°47'00"W, 129.23 feet, along the north line of said Village, passing a ¾" diameter iron pipe found with an identification cap engraved *PRIDAY P-7277* at 88.98 feet at the northwest corner of the said Village property to an iron pin set at the southeast corner of the said Bindery Specialists property;

Thence N21°08'40"E, 52.01 feet, along the east line of the said Bindery Specialists property to the POINT OF BEGINNING.

The REMAINDER benefits from a DRAINAGE EASEMENT for subsurface drainage and storm sewer conveyance over the 1.278 acre tract. The easement is shown on the plat and is described as follows:

EXHIBIT A (continued)

COMMENCING at a 3/4" diameter iron pipe with an identification cap engraved *J. PRIDAY S-7277*, said pipe is located at the intersection of the west Right-of-way of Friend Street and the north Right-of-way of the abandoned Consolidated Rail Corporation railroad, now part of the Judson Lumber Company property;

Thence S21°08'40"W, 20.00 feet, along the east line of a property in the name of Bindery Specialists (O.R. 114, Pg. 1503);

thence S57°25'49"E, 87.22 feet, into the said Judson Lumber Company property to an iron pin set;

thence S40°23'13"E, 46.62 feet, to the POINT OF BEGINNING of the DRAINAGE EASEMENT;

thence S40°23'13"E, 12.14 feet, an iron pin set approximately 1.0 feet south of an existing building corner;

thence S66°11'25"E, 10.56 feet, to a point;

thence S12°18'06"W, 270.12 feet, to the south line of the said Judson Lumber Company property;

thence N76°27'18"W, 20.00 feet, to a 3/4 inch diameter iron pipe with an engraved cap labeled *PRIDAY PS7277*;

thence N12°18'06"E, 261.76 feet, along the east line of the said Village property to a 3/4" Iron Pipe with a cap engraved with *PRIDAY PS7277*;

thence N12°18'06"E, 17.39 feet, the POINT OF BEGINNING of the DRAINAGE EASEMENT..

The REMAINDER also benefits from a CONSTRUCTION EASEMENT on the 1.278 acre tract. Said CONSTRUCTION EASEMENT is 10 feet wide and is contiguous to the east side of and parallel to the DRAINAGE EASEMENT described above which would yield a total 30 foot wide work area when combined with the drainage easement.

The described REMAINDER contains 2.323 acres. The BASIS OF BEARINGS is S66°47'00"E along the north line of the abandoned railroad Right-of-way as described by J. Priday in plat 19-03 on file at the Madison County Engineer's office. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in October 2011 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott 11/18/2011
Casey C. Elliott, PS 7759, State of Ohio