

CHISELED "V"  
FOUND IN  
CONC. WALK

JACKSON STREET

CHILICOTHE STREET 60'

LOT 57

RON WINN  
0.212 ACRE  
OFF REC 145, PG 789

RONALD E. & LISA K. THOMPSON  
0.245 ACRES  
O.R. 43, PG. 850

107

LOT 58

0.464 ACRE

N 25°12'48"W 70.00'  
(ASSUMED)

N 66°47'12"E 107.44'

S 76°36'39"E 71.69'

S 63°31'29"E 91.29'

VMS 7758-7830  
VMS 13281

99

98

97

PLEASANT VALLEY ISAAC BIGELOW  
SIXTH ADDITION P.B. 1, PG. 35

RONALD G. WINN  
0.735 ACRE  
OFF REC 148, PG 1139

16.5' ALLEY

S 66°37'00"W 92.80'

A=173.61' R=5573.74'  
CH=N 66°41'51"W 173.60'

S 59°57'12"E 102.91'

S 36°29'00"W 59.67'

36.50'

100

101

FORMER RAILROAD RIGHT-OF-WAY WAS ESTABLISHED  
FROM RAILROAD MAP V4, PG 15; PLAT 69-90; &  
A PLAT FROM PAGE ENGINEERING, INC.  
0.271 ACRE

A=234.76' R=5573.74'  
CH=N 64°35'54"W 234.75'

RONALD G. WINN  
0.529 ACRE  
OFF REC 236, PG 355

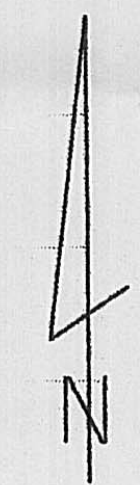
LOT 59

ISAAC BIGELOW'S FOURTH ADDITION  
PLAT BOOK 1, PAGE 27

LOT 60

S 00°34'44"W 59.91'

WILLIAM D. GOLDEN  
0.500 ACRE  
OFF REC 199, PG 1591



*Joseph P. Priday*  
JOSEPH P. PRIDAY (S-7277)  
JULY 27, 2012 JN 96-32A

PLAT OF SURVEY FOR:  
RONALD G. WINN  
DARBY TWSP. VMS 7758-7830 & 13281  
VILLAGE OF PLAIN CITY  
MADISON COUNTY, OHIO  
PART OF 0.735 ACRE TRACT  
OFF REC 148, PG 1139  
SURVEY PLAT 4-96

- NOTES:
- 1) ⊙ IRON ROD FOUND
  - 2) ○ IRON PIPE FOUND
  - 3) ⊗ 5/8" X 30" IRON ROD  
WITH PLASTIC I.D. CAP SET
  - 4) BEARING ASSUMED FROM PLAT 4-96

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, OH 43040-0192  
(937) 642-3400

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 7758-7830 and 13281; being part of the 0.735 acre tract of Ronald G. Winn (Official Record 148, page 1139); 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 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 found at the southwesterly corner of the 0.212 acre tract of Ron Winn (Official Record 145, page 789).

Thence with two consecutive courses along southerly lines of said 0.212 acre tract:

- 1) North 66 deg.-47'-12" East, 107.44 feet to an iron pipe found.
- 2) South 76 deg.-36'-39" East, 71.69 feet to an iron rod found on the easterly line of said Lot 58.

Thence with two consecutive courses along southerly lines of the Isaac Bigelow's Sixth Addition (Plat Book 1, page 35):

- 1) South 63 deg.-31'-29" East, 91.29 feet to an iron pipe found.
- 2) South 59 deg.-57'-12" East, 66.41 feet to an iron rod set.

Thence South 36 deg.-29'-00" West, 59.67 feet crossing said 0.735 acre tract to an iron rod set on the northerly line of the 0.529 acre tract of Ronald G. Winn (Official Record 236, page 355).

Thence with said northerly line and the northerly line of the remaining portion of Lot 59, along the arc of a curve to the left, having a radius of 5573.74 feet, an arc length of 173.61 feet, and the chord of which bears: (North 66 deg.-41'-51" West, 173.60 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 of Lot 58 and the northerly line of aforesaid 16.5 foot wide alley to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 4-96. The tract as described from an actual field survey performed on or about July 27, 2012, by Registered Surveyor Joseph P. Friday (S-7277), contains **0.464 acre**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.

