

BASIS OF BEARINGS

The basis of bearings is based on the State Plan Coordinate System Grid Ohio South.

BOUNDARY SURVEY

OF

13720 OAK STREET SOUTHEAST

SEDALIA, OHIO

PARCEL No. 22-00168.000

PARCEL No. 22-00169.000

PARCEL No. 22-00131.000

Situated in the Village of Midway, County of Madison and State of Ohio.

SURVEYS OF REFERENCE

1. Original Plat of the Village of Midway
2. East Side Annex to the Village of Midway, Plat Book 1, Page 232 of Madison County Map Records.
3. Map of the Village of Midway (Sedalia), by James R. Cottrill P.S. No. 6858, Dated July 1994 (Survey)

DEED OF RECORD

Parcel No. 22-0168.000
 Parcel No. 22-0169.000
 Parcel No. 22-0131.000
 Land conveyed to Federal Home Loan Mortgage Corporation by deed dated September 14, 2012 and recorded in Instrument No. 201200004299 of Madison County Deed Records.

LEGEND

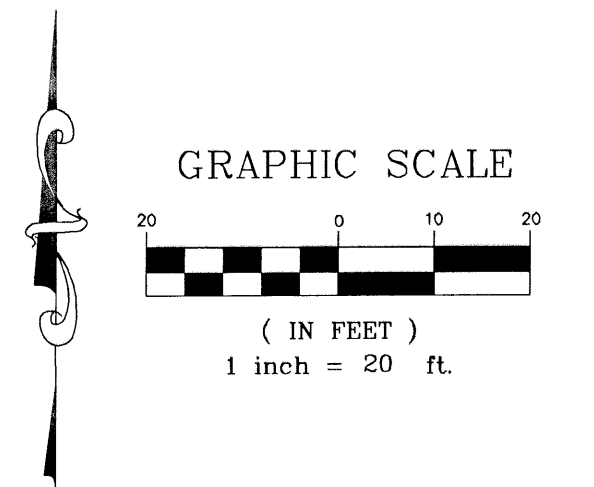
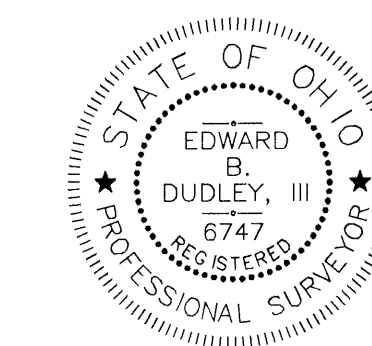
○ = Iron Pin or Pipe Found	⊕ = Centerline	Adj. = Adjacent	N. = North
● = 5/8" Iron Pin Set	⊖ = Property Line	Ac. = Acres	N/A = Not Available
⊙ = Drill Hole Set / Found	⊕ = Easement No.	Alph. = Alphabet Punctuation	Obs. = Observed
⊕ = P.K. Nail Set / Found	⊕ = Encroachments	Blk. = Bottom of Retaining Wall	Off. = Official Record
	⊕ = Violations	Blg. = Building	Ord. = Ordinance
		Calc. = Calculated	P.P.O.B. = Principal Place of Beginning
		Calcd. = Madison County Map Records	Plat. = Plat
		Ch. = Chain	Plat. = Plat of Recorded Plat
		Cl. = Concrete	Plat. = Plat
		CL.F. = Chain Link Fence	Plat. = Plat
		Doc. = Document	Plat. = Plat
		D.V. = Deed Volume	R/W = Right-of-Way
		Env. = Environment	Rec. = Record
		Exc. = Electric	S.F. = Square Feet
		Est. = Easement	St. = Story
		Fr. = Frame	St. = Station
		Gar. = Garage	Tab. = Telephone
		H.N. = House Number	Tp. = Township
		Inst. = Instrument	Vol. = Volume
		L.S. = Landscape	West
		L.C.A. = Limited Common Area	
		Meas./M. = Measured	

SURVEYOR CERTIFICATION

This plot was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley, P.S. No. 6747, 12-14-2012, Date

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"



DRAWN BY

PJG 12-14-2012

APPROVED

EDB 12-14-2012



LAND SURVEYING - ENGINEERING - DESIGN
 2310 SUPERIOR AVENUE - SUITE 110
 CLEVELAND - OHIO - 44114
 PHONE: (216) 491-2000 FAX: (216) 491-9640
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NORTH CHURCH STREET 60'
 (FORMERLY NORTH STREET)
 (A PUBLIC RIGHT-OF-WAY)

WASHINGTON-LONDON ROAD 66'
 (FORMERLY MAIN STREET)
 (STATE ROUTE 38)
 (A PUBLIC RIGHT-OF-WAY)

EAST STREET 60'
 (A PUBLIC RIGHT-OF-WAY)

OAK STREET S.E. 45'
 (A PUBLIC RIGHT-OF-WAY)

FEDERAL STREET 66'
 (STATE ROUTE 323)
 (A PUBLIC RIGHT-OF-WAY)

Total Area
0.6262 Acres
27,277 Sq.Ft.

16.5' ALLEY
 (NOT ON GROUND)

NOTE
 Ordinance vacating 16.5' Alley was never recorded with the Madison County Recorders Office. Per title research ordered by InTitle Agency, Inc., Dated 12-4-2012.

**LEGAL DESCRIPTION OF
13720 OAK STREET SOUTHEAST
PARCEL NO. 22-00168.000
PARCEL NO. 22-00169.000
PARCEL NO. 22-00131.000
SEDALIA, OHIO**

Situated in the Village of Midway, County of Madison and State of Ohio and being further bounded and described as follows:

Beginning at a railroad spike found at the intersection of the centerline of Oak Street S.E. (45 feet wide) and the centerline of North Church Street (formerly North Street) (60 feet wide);

Thence North $87^{\circ}19'35''$ West along the centerline of North Church Street, 22.50 feet to a point;

Thence South $01^{\circ}30'25''$ West, 30.01 feet to a $5/8''$ iron pin set at the intersection of the southerly line of North Church Street and the westerly line of Oak Street S.E. and being the **PRINCIPAL PLACE OF BEGINNING** of the premises described herein;

Thence South $01^{\circ}30'25''$ West along the westerly line of Oak Street S.E., 132.03 feet to a $5/8''$ iron pin set at the northerly line of a 16.50' Alley;

Thence North $87^{\circ}19'35''$ West along the northerly line of the 16.50' Alley, 207.89 feet to a $5/8''$ iron pin set at the southeasterly corner of land conveyed to Michael Rheinscheld and Amy Rheinscheld by the deed recorded in Instrument No. 2005000008576 of Madison County Deed Records;

Thence North $02^{\circ}34'47''$ East along easterly line of land so conveyed to Michael Rheinscheld and Amy Rheinscheld, 132.00 feet to a $5/8''$ iron pin set on the southerly line of said North Church Street;

Thence South $87^{\circ}19'35''$ East along the southerly line of North Church Street, 205.41 feet to the westerly line of Oak Street S.E. and the **PRINCIPAL PLACE OF BEGINNING** and containing 0.6262 acres of land as surveyed and described by Edward B. Dudley, Registered Surveyor No. 6747, of the Riverstone Company in December 2012 and subject to all legal highways, restrictions, reservations and easements of record.



RIVERSTONE

LAND SURVEYING • ENGINEERING • DESIGN

NOTE:

All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

DEED OF REFERENCE:

Parcel No. 22-0168.000

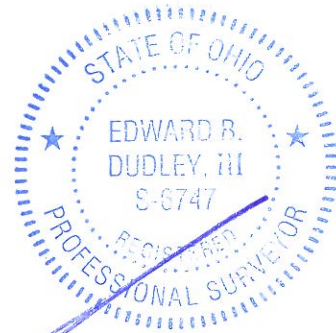
Parcel No. 22-0169.000

Parcel No. 22-0131.000

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BASIS OF BEARING:

The basis of bearings is based on the State Plan Coordinate System Grid Ohio South.



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12/14/2012

