

SURVEY FOR LINDA HUMMER AND MICHAEL FLOWERS

STATE OF OHIO  
 COUNTY OF MADISON  
 VILLAGE OF PLAIN CITY  
 V.M.S. 5125, 13281

\* 0.012 Acre  
 Part of Linda J. Hummer  
 and Michael K. Flowers'  
 0.232 acre tract described in  
 Official Record 294, page 121  
 Parcel # 04-00182.000

\*\* 0.247 Acre  
 Part of Linda J. Hummer  
 and Michael K. Flowers'  
 0.232 acre tract described in  
 Official Record 294, page 121  
 Parcel # 04-00182.000

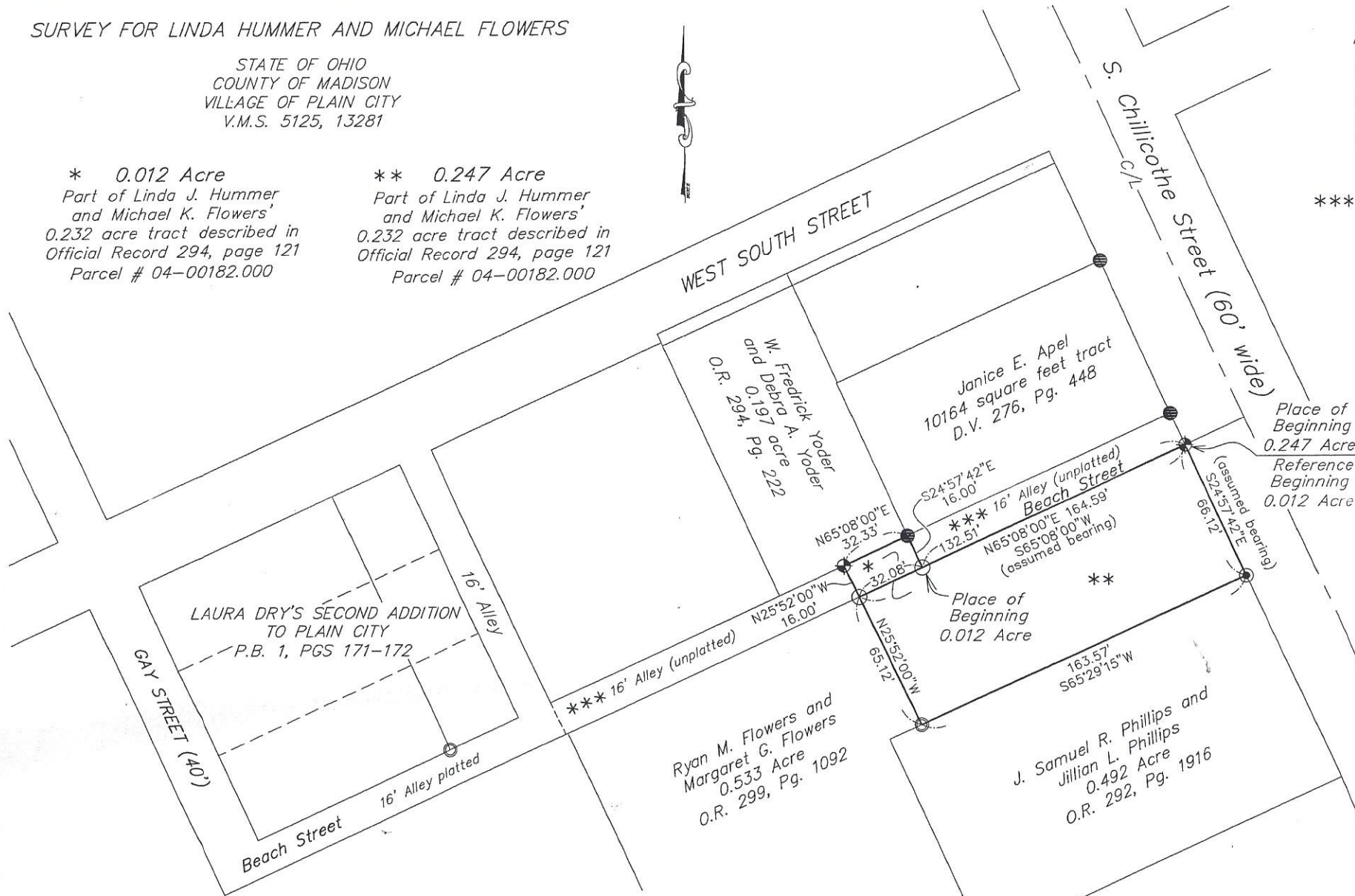
NOTES:

Reference deeds are shown hereon  
 Bearings indicated hereon are based on  
 an assumed meridian with all others  
 based on angles turned

\*\*\* 16' Alley (unplatted)—adjoining deeds  
 don't include area in alley and refer  
 to it as an alley but an official platting  
 dedicating it as an alley or street was  
 not found from our research in recorded  
 deeds and subdivision plats. Flowers deed  
 is the only deed that includes any part of  
 the alley.

LEGEND:

- ⊕ Railroad spike set
- 5/8 inch iron pin found
- 5/8 inch iron pin set with cap, marked "CLAPSADDLE RS#6140"
- ⊙ 3/4 inch iron pipe found
- ⦿ 1 inch iron pipe found



Paul R. Clapsaddle  
 and Associates

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
 (937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

Date: August 19, 2014  
 Scale: 1"=50'  
 Project: FlowersMikeAug1  
 Drawing: FlowersMikeTinaAug14

I hereby certify that this plat was prepared from  
 a field survey made under my supervision and that  
 monuments were placed as indicated hereon.

*Paul R. Clapsaddle*  
 Paul R. Clapsaddle, R.S. #6140



**SURVEY FOR LINDA HUMMER  
AND MICHAEL FLOWERS**

**0.247 Acre  
August 19, 2014**

The following described 0.247 acre tract is situated in the State of Ohio, County of Madison, Village of Plain City, V.M.S. 5125 13281, being part of Linda J. Hummer and Michael K. Flowers' 0.232 acre tract described in Official Record 294, page 121 (Parcel # 04-00182.000), and said 0.247 acre tract being more particularly described as follows:

Beginning at a railroad spike set at the intersection of the southwest line of South Chillicothe Street with the southeast line of Beech Street (Beech Street was referred to as a 16 feet wide alley in adjoining deeds, but an official dedication was not found) at its east terminus point, said spike marking the northeast corner of said 0.232 acre tract and marking the *place of beginning*;

Thence *South 24°57'42" East (assumed bearing) 66.12 feet*, following the southwest line of South Chillicothe Street and the northeast line of said 0.232 acre tract, to a ¾ inch iron pipe found at the northeast corner of J. Samuel R. Phillips and Jillian L. Phillips' 0.492 acre tract described in Official Record 292, page 1916;

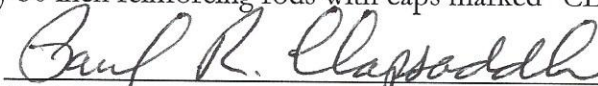
Thence *South 65°29'15" West 163.57 feet*, departing from the southwest line of Chillicothe Street, following the southeast line of said 0.232 acre tract and the northwest line of said 0.492 acre tract, to a 1 inch iron pipe found at an east corner of Ryan M. Flowers and Margaret G. Flowers' 0.533 acre tract described in Official Record 299, page 1092;

Thence *North 25°52'00" West 65.12 feet*, following the southwest line of said 0.232 acre tract and a northeast line of said 0.533 acre tract, to an iron pin set in the southeast line of Beach Street;

Thence *North 65°08'00" East 164.59 feet*, crossing part of said 0.232 acre tract and following the southeast line of Beach Street, passing at 32.08 feet an iron pin set, thereafter following a northwest line of said 0.232 acre tract, to the *place of beginning, containing 0.247 acre*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2014. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:



Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599



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AND MICHAEL FLOWERS  
0.012 Acre  
August 19, 2014**

The following described 0.012 acre tract is situated in the State of Ohio, County of Madison, Village of Plain City, V.M.S. 5125 13281, being part of Linda J. Hummer and Michael K. Flowers' 0.232 acre tract described in Official Record 294, page 121 (Parcel # 04-00182.000), and said 0.012 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike set at the intersection of the southwest line of South Chillicothe Street with the southeast line of Beech Street (Beech Street was referred to as a 16 feet wide alley in adjoining deeds, but an official dedication was not found) at its east terminus point, and said spike marking the northeast corner of said 0.232 acre tract;

Thence South  $65^{\circ}08'00''$  West (assumed bearing) 132.51 feet, following the southeast line of Beach Street and a northwest line of said 0.232 acre tract, to an iron pin set and marking the *place of beginning*;

Thence *South  $65^{\circ}08'00''$  West 32.08 feet*, crossing said 0.232 acre tract, following the southeast line of Beach Street, to an iron pin set at the northeast corner of Ryan M. Flowers and Margaret G. Flowers' 0.533 acre tract described in Official Record 299, page 1092;

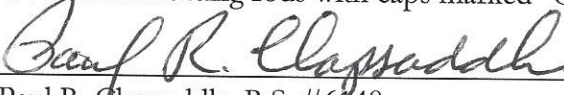
Thence *North  $25^{\circ}52'00''$  West 16.00 feet*, crossing Beach Street to a railroad spike set in the southeast line of W. Frederick Yoder and Debra A. Yoder's 0.197 acre tract described in Official Record 294, page 222;

Thence *North  $65^{\circ}08'00''$  East 32.33 feet*, following the northwest line of Beach Street and the southeast line of said 0.197 acre tract, to a 5/8 inch iron pin found at the southwest corner of Janice E. Apel's 10164 square feet tract described in Deed Volume 276, page 448;

Thence *South  $24^{\circ}57'42''$  East 16.00 feet*, crossing Beach Street, to the *place of beginning, containing 0.012 acre*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2014. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

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