

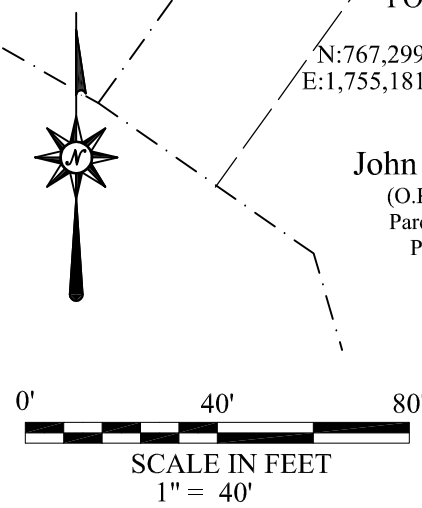
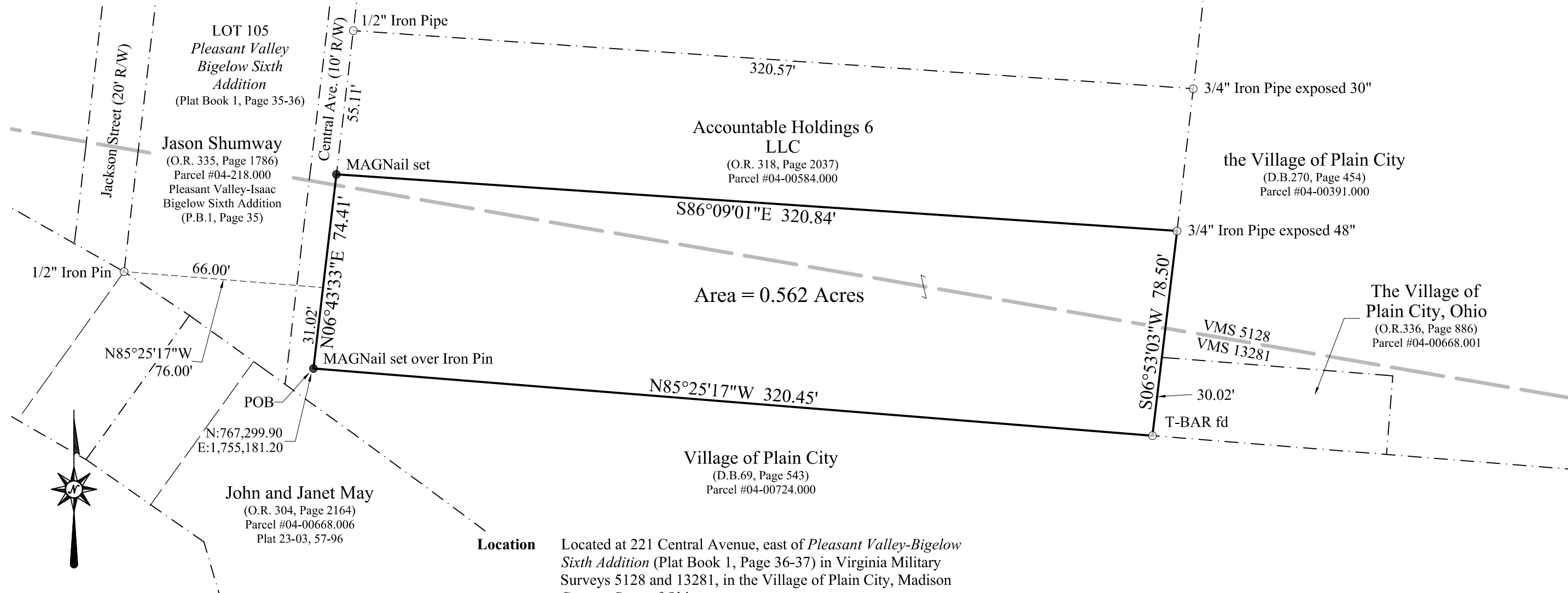
LEGEND

Road Centerline	U.S. 42
Property Line (offsite)	-----
Property Line	=====
Right of Way	ROW
Easement	Easement
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

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

SURVEY PLAT
OF
A 0.562 Acre Property
in the Name of
237 North Oak Street LLC

Virginia Military Survey 5128 and 13281
 Village of Plain City, Madison County, Ohio



Location Located at 221 Central Avenue, east of *Pleasant Valley-Bigelow Sixth Addition* (Plat Book 1, Page 36-37) in Virginia Military Surveys 5128 and 13281, in the Village of Plain City, Madison County, State of Ohio.

Parcel No. 04-00105.000

Area 0.562 Acres

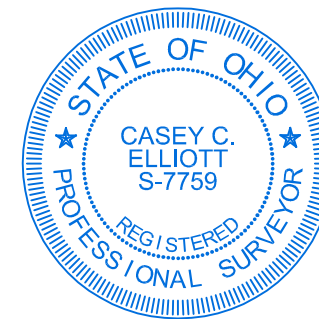
Owner 237 North Oak Street LLC

Deed Reference - Official Record 347, Page 1754, Madison County Recorder's Office

Virginia Military Survey location based on Madison County GIS data.

Basis of Bearing S85°25'17"E along the south line of the surveyed property. Established by GPS Observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

Surveyor Casey Elliott, PS7759, State of Ohio
 212 West High Street
 London, Ohio 43140



SURVEYOR'S CERTIFICATION - I certify that this plat 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 March 2019.

Casey C. Elliott

03/30/2019

Casey C. Elliott, PS 7759, State of Ohio
 File # 19105

EXHIBIT A

Description of a 0.562 Acre Property

In the Name of

237 North Oak Street LLC

In Virginia Military Survey 5128 & 13281

Village of Plain City, Madison County, Ohio

This description is for 0.562 acre property in the name of *237 North Main Street LLC*, an Ohio Limited Liability Company, (Official Record 347, Page 1754, Auditor's Parcel #04-00105.000, Madison County) located at 221 Central Avenue (10 foot Right-of-way), on the east side of said Central Avenue and *Pleasant Valley-Bigelow Sixth Addition* (Plat Book 1, Page 35-36), in Virginia Military Survey 5128 and 13281, in the Village of Plain City, Madison County, Ohio and is further described as follows:

Commencing at a 1/2 inch diameter Iron Pin found at the southwest corner of Lot 105 in said Bigelow Sixth Addition, in the name of Jason Shumway (O.R. 335, Page 1786);

Thence S85°25'17"E, 76.00 feet, across said lot 105, passing the east line of said Lot 105 at 66.00 feet, continuing across said Central Ave. to a point in the east R/W of said Central Ave.

Thence S06°43'33"W, 31.02 feet, along the east R/W of said Central Ave. and the west line of the surveyed property, to a MAGNail™ set over 5/8" Steel Pin found at the TRUE POINT OF BEGINNING

Thence N06°43'33"E, 74.41 feet, along the east R/W of said Central Ave. to a MAGNail™ set at the southwest corner of a property in the name of Accountable Holdings 6 LLC (O.R. 318, Page 2037), said MAGNail™ is S06°43'33"W, 55.11 feet, from a 1/2 inch Iron Pipe found;

Thence S86°09'01"E, 320.84 feet, along the south line of the said Accountable Holdings property, to a 48" tall 3/4 inch Iron Pipe found at the southeast corner of said Holdings property;

Thence S06°53'03"W, 78.50 feet, along the west line of a property in the name of the Village of Plain City (Deed Book 270, Page 454) and a second property in the name of The Village of Plain City, Ohio (O.R. 336, Page 886), to a T-BAR found at the southwest corner of the said The Village property;

Thence N85°25'17"W, 320.45 feet, along the north line of a property in the name of Village of Plain City (D.B. 69, Page 543) to the TRUE POINT OF BEGINNING.

Said property contains 0.562 acres in Virginia Military Survey 5128 and 13281 all in the Village of Plain City, Ohio. The **Basis of Bearing is N85°25'17"W** along the south line of the surveyed property as measured by G.P.S. observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in March 2019 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. 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
Casey C. Elliott, PS 7759

03/30/2019