

**A SURVEY for
OMEGA TITLE AGENCY LLC
OF
165 SOUTH STREET
and the Adjacent Vacated Alley
(Parts of Lots 33 and 34 of
Count's Addition to Midway)**

**Located in The Village of Midway,
Range Township, Virginia Military Survey 7263, 7799
Madison County, Ohio**

LOCATION: 165 East South Street, on parts of Lots 33 and 34, *Counts Addition to the Village of Midway* (Plat Book 1, Page 93), in V.M.S. 7263 and 7799, Range Township, Village of Midway (Sedalia), Madison County, Ohio.

OWNER: Federal National Mortgage Association
PARCEL I.D.: Parcel #22-00236.000 and 22-00237.000
Madison Co. Auditor's Office

DEED REFERENCE: O.R. 313, Page 637

OWNER: Linda Sue Owens
PARCEL I.D.: Parcel #22-00236.001 and 22-00237.001
Madison County Auditor's Office

DEED REFERENCE: O.R. 79, Page 592 (Alley Vacation)

PLAT REFERENCES

- *Counts Addition to the Village of Midway, Ohio* P.B.1, Page 93
- *Survey of the Streets in the Village of Midway, Ohio*
Adopted by the Village of Midway in Resolution 102-94

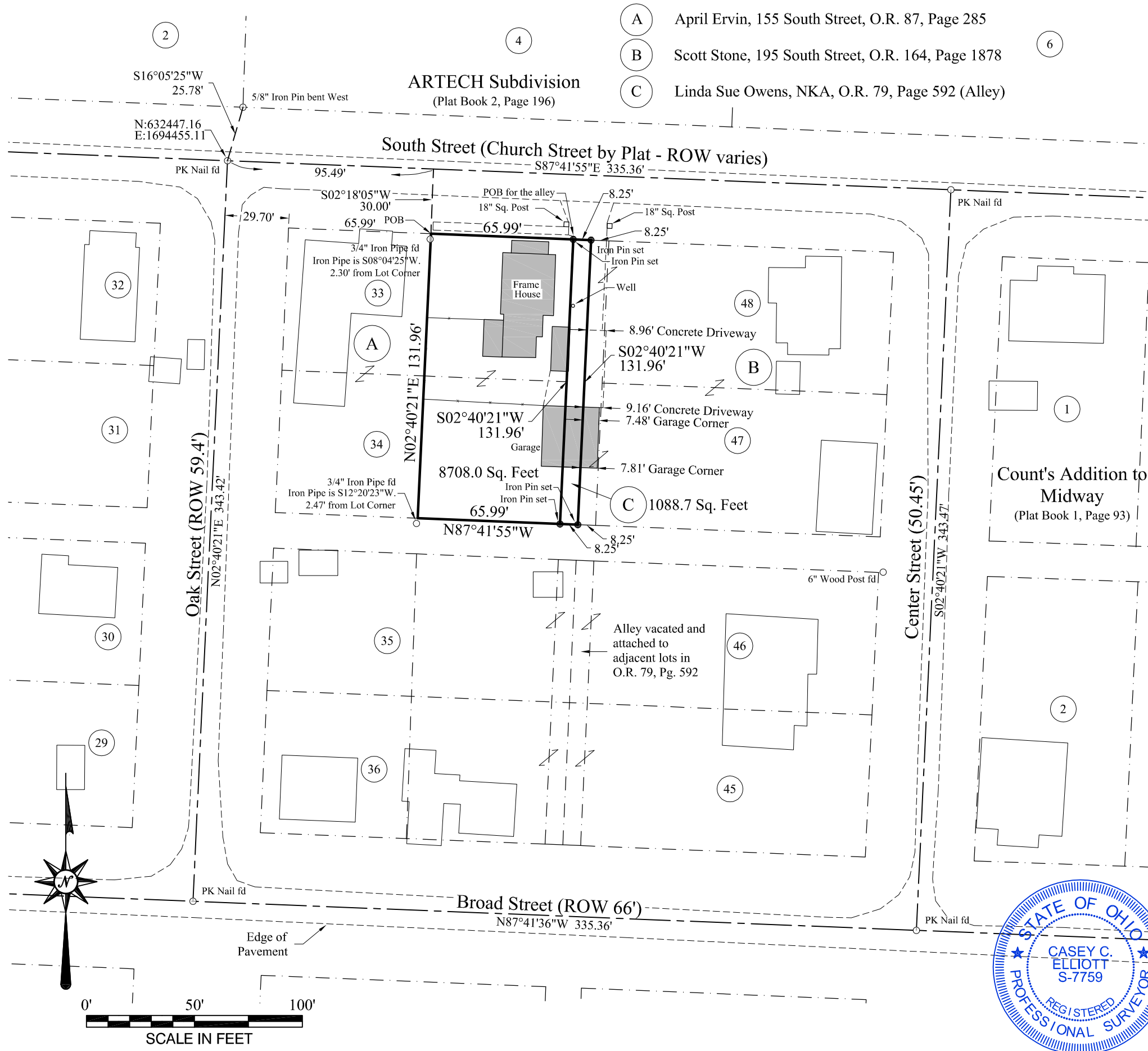
BASIS OF BEARING: S87°41'55"E along the centerline the South Street. The bearing was measured using G.P.S. survey equipment adjusted using the National Geodetic Survey, Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83).

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

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 November 2015.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

12/01/2015



- (A) April Ervin, 155 South Street, O.R. 87, Page 285
- (B) Scott Stone, 195 South Street, O.R. 164, Page 1878
- (C) Linda Sue Owens, NKA, O.R. 79, Page 592 (Alley)

EXHIBIT A

**Description of a Property
In the Name of
The Federal National Mortgage Association
Parts of Lots 33 and 34, Count's Addition
to the Village of Midway
V.M.S. 7263 and 7799
Range Township, Madison County, Ohio**

This description is for a re-survey of the remainder (the eastern 1/2) of Lots 33 and 34 of *Count's Addition to the Village of Midway* (Plat Book 1, Page 93), (Auditor's Parcels 22-00236.000 and 22-00237.000) Madison County Ohio, located at 165 South Street, in the Village of Midway (Sedalia), Virginia Military Survey 7263 and 7799, Range Township, Ohio, and is further described as follows:

COMMENCING at a PK Nail found at the intersection of Oak Street (54.7 feet Right-of-way) and South Street (identified as Church Street on said *Count's Addition*, R.O.W. varies);

Thence S87°41'55"E, 95.49 feet, along the centerline of said South Street, to a point;

Thence S02°18'05"W, 30.00 feet, perpendicular to the centerline of said South Street, to the midpoint of the north line of said Lot 33 at the TRUE POINT OF BEGINNING, said corner is referenced by a 3/4" Iron Pipe located at S08°04'25"W, 2.30 feet;

Thence S87°41'55"E, 65.99 feet, along the north line to the northeast corner of said Lot 33 to an iron pipe set;

Thence S02°40'21"W, 131.96 feet, along the east line of said Lot 33 and the west line of a vacated alley in the name of Linda Sue Owens (O.R. 79, Page 592), passing the northeast corner of said Lot 34 at 65.98 feet, to the southeast corner of said Lot 34 at an iron pin set;

Thence N87°41'55"W, 65.99 feet, along the south line of said Lot 34 and the north line of a 16.50 foot wide alley, to a point at the midpoint of the south line of said Lot 34 and the southeast corner of a property in the name of April Ervin (O.R. 87, Page 285), said point is referenced by a 3/4" Iron Pipe at S12°20'23"W, 2.47 feet;

Thence N02°40'21"E, 131.96 feet, along the east line of the said Ervin property, passing the southwest corner of Lot 33 at 65.98 feet, to the TRUE POINT OF BEGINNING.

Said property contains 8708.0 square feet and consists of the remainder (the eastern 1/2) of Lots 33 and 34 of *Count's Addition to the Village of Midway, Ohio*. The Basis of Bearing is S87°41'55"E, along the centerline of said South Street, as measured by G.P.S. surveying methods adjusted, using the National Geodetic Service's Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November of 2015 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 12/01/15
Casey C. Elliott, PS 7759 Date

EXHIBIT A

**Description of a Vacated Alley
In the Name of Linda Sue Owens
In Count's Addition
to the Village of Midway
V.M.S. 7263 and 7799
Range Township, Madison County, Ohio**

This description is for a survey of a portion of a vacated alley (Official Record 79, Page 592) in *Count's Addition to the Village of Midway* (Plat Book 1, Page 93), (Parcel Numbers 22-00236.001 and 22-00237.001), Madison County Ohio, located in the Village of Midway (Sedalia), Virginia Military Survey 7263 and 7799, Range Township, Ohio, and is further described as follows:

COMMENCING at a PK Nail found at the intersection of Oak Street (54.7 feet Right-of-way) and South Street (identified as Church Street on said *Count's Addition*, R.O.W. varies);

Thence S87°41'55"E, 95.49 feet, along the centerline of said South Street, to a point;

Thence S02°18'05"W, 30.00 feet, perpendicular to the centerline of said South Street, to the midpoint of the north line of said Lot 33, said point is referenced by a 3/4" Iron Pipe located at S08°04'25"W, 2.30 feet;

Thence S87°41'55"E, 65.99 feet, along the north line of said Lot 33 to an iron pin set at the TRUE POINT OF BEGINNING;

Thence S87°41'55"E, 8.25 feet, along the south R.O.W. of said South Street, to the northwest corner of the east 1/2 of the vacated alley (Scott Stone, O.R. 164, Page 1878) to an iron pin set;

Thence S02°40'21"W, 131.96 feet, along the center line of the said alley to an iron pin set;

Thence N87°41'55"W, 8.25 feet, to the southeast corner of Lot 34 to an iron pin set;

Thence N02°40'21"E, 131.96 feet, along the east line of the said Lot 34, passing the southeast corner to Lot 33 at 65.98 feet, to the TRUE POINT OF BEGINNING.

The said portion of the vacated alley contains 1088.7 square feet and is contiguous to the east line of Lots 33 and 34 of *Count's Addition to the Village of Midway, Ohio*. The Basis of Bearing is S87°41'55"E, along the centerline of said South Street, as measured by G.P.S. surveying methods adjusted, using the National Geodetic Service's Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November of 2015 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, PS 7759

12/01/15
Date