

# Plat of Survey

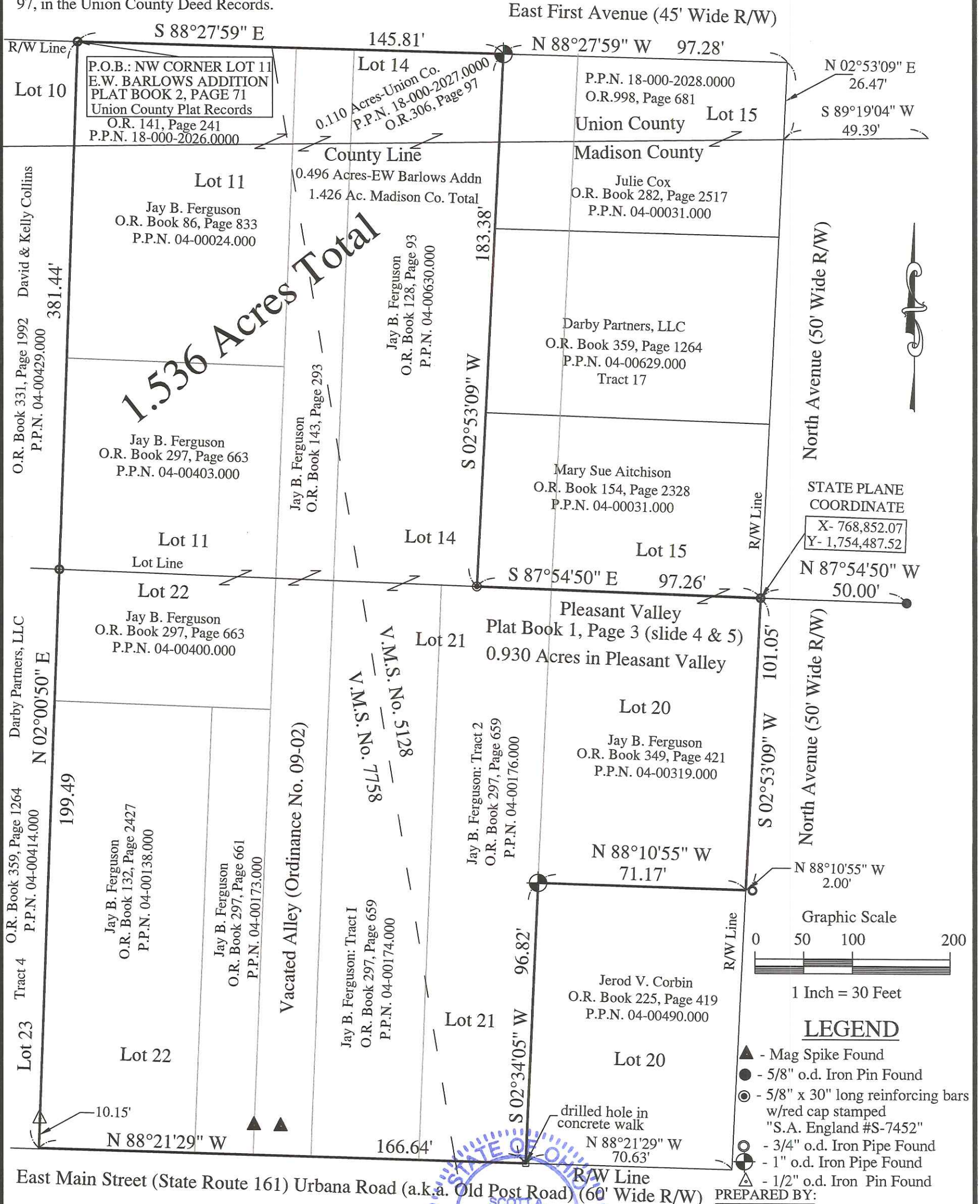
Village of Plain City, Township of Darby in Madison County, Township of Jerome in Union County, State of Ohio, and being part of V.M.S. 5128, V.M.S. 7758, Lot 11 & part Lot 14 of E.W. Barlows Addition (P.B.2,Pg.71) & Lot 21-22 incl & part Lot 20 Pleasant Valley (P.B.1,Pg.3 slide 4 & 5).

**PROPERTY LOCATION:**

Being a Survey of the following parcels conveyed to Jay B. Ferguson, as recorded in O.R. Book 349, Page 421, O.R. Book 132, Page 2427, O.R. Book 128, Page 93, O.R. Book 86, Page 833, O.R. Book 297, Page 659, O.R. Book 297, Page 659, & O.R. Book 297, Page 663, in the Madison County Deed Records, and O.R. 141, Page 241 & O.R. 306, Page 97, in the Union County Deed Records.

**BASIS OF BEARING**

The bearings of this plat are based on the South Right of Way Line of East First Avenue (45' Wide R/W), as being S 88°27'59" E, and is an assumed Meridian used to denote angles only.



I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

3/10/20

Date

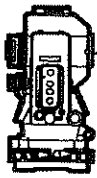
Scott A. England, P.S.

Ohio Registered Surveyor #S-7452



PREPARED BY:

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### Legal Description

1.536 Acres

#### Jay B. Ferguson Parcels: Madison County & Union County

Situated in the Village of Plain City, Township of Darby in Madison County, Township of Jerome in Union County, State of Ohio, and being a part of Lot 11 & part Lot 14 of E.W. Barlows Addition, as recorded in Plat Book 2, Page 71, in the Union County Deed Records, also being Lot 21, Lot 22, & part Lot 20 of Pleasant Valley, as recorded in Plat Book 1, Page 2 (slide 4 & 5), and being all of a vacated alley by Ordinance No. 09-02, in the Village of Plain City Council Minutes, and being more particularly described as follows;

**Being a Survey of the following parcels of record in the Madison County Deed Records:** Parcels conveyed to Jay B. Ferguson, as recorded in O.R. Book 132, Page 2427 (P.P.N. 04-00138.000), O.R. Book 297, Page 661 (P.P.N. 04-00173.000), O.R. Book 297, Page 659 (P.P.N. 04-00174.000 & P.P.N. 04-00176.000), O.R. Book 349, Page 421 (P.P.N. 04-00319.000), O.R. Book 128, Page 93 (P.P.N. 04-00630.000), O.R. Book 297, Page 663 (P.P.N. 04-00403.000), & O.R. Book 86, Page 833 (P.P.N. 04-00024.000), and a vacated alley, recorded in O.R. Book 143, Page 293. **And the following parcels of record in the Union County Deed Records:** Parcels conveyed to Jay B. Ferguson, as recorded in O.R. 141, Page 241 (P.P.N. 18-000-2026.0000) & O.R. 306, Page 97 (P.P.N. 18-000-2028.0000), and further described as follows;

Commencing at a ¾" o.d. iron pipe found marking the Northwest corner of Lot 11 of E.W. Barlows Addition, as recorded in Plat Book 2, Page 71, in the Union County Plat Records, also being on the South Right of Way Line of East First Avenue (45' Wide R/W), being the Northeast corner of Lot 10 and a parcel conveyed to David & Kelly Collins, as recorded in O.R. Book 331, Page 1992, and being the **PRINCIPLE PLACE OF BEGINNING** of the **1.536 Acre** Parcel herein to be described;

Thence, **S 88°27'59" E 145.81 feet** with the South Right of Way Line of East First Avenue, to a 1" o.d. iron pipe found on the North line of said Lot 14 marking the Northwest corner of a parcel conveyed to Julie Cox, as recorded in O.R. 998, Page 681, in the Union County Deed Records, also recorded in O.R. Book 282, Page 2517, in the Madison County Deed Records;

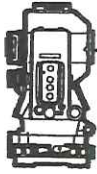
Thence, **S 02°53'09" W 183.38 feet** with the West line of said parcel conveyed to Cox, and extending along the West line of Tract 17 conveyed to Darby Partners, LLC, as recorded in O.R. Book 359, Page 1264, and extending along the West line of a parcel conveyed to Mary Sue Aitchison, as recorded in O.R. Book 154, Page 2328, to an iron pin set on the South line of said Lot 14, the same being the North line of said Lot 21 of Pleasant Valley;

Thence, **S 87°54'50" E 97.26 feet** with the South line of said parcel conveyed to Aitchison and Lot 14, and extending along the South line of Lot 15, the same being the North line of Lot 21 and extending along the North line of Lot 20, to a ¾" o.d. iron pin found at the Northeast corner of said Lot 20, and being on the West Right of Way Line of North Avenue (50' Wide R/W): said iron pin bears **N 87°54'50" W 50.00 feet** from a 5/8" o.d. iron pin found on the East Right of Way Line of North Avenue;

Thence, **S 02°53'09" W 101.05 feet** with the East line of said Lot 20, the same being the West Right of Way Line of said North Avenue, to the Northeast corner of a parcel conveyed to Jerod V. Corbin, as recorded in O.R. Book 225, Page 419: said corner bears **N 88°10'55" W 2.00 feet** from a ¾" o.d. iron pipe found;

Thence, **N 88°10'55" W 71.17 feet** leaving North Avenue with the North line of said parcel conveyed to Corbin across said Lot 20, to a 1" o.d. iron pipe found on the West line thereof, and being on the East line of said Lot 21;

Thence, **S 02°34'05" W 96.82 feet** with the West line of said parcel conveyed to Corbin and said Lot 20, the same being the East line of said Lot 21, to a drilled hole set in the concrete sidewalk on the North Right of Way Line of East Main Street (60' Wide R/W)(State Route 161);



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Thence, **N 88°21'29" W 166.64 feet** with the North Right of Way Line of East Main Street, to an angle point found marking the Southwest corner of Lot 22, the same being the Southeast corner of Lot 23 and Tract 4 conveyed to Darby Partners, LLC, as recorded in O.R. Book 359, Page 1264;

Thence, **N 02°00'50" E 381.44 feet** with the West line of said Lot 22 of Pleasant Valley and extending along the West line of Lot 11 of E.W. Bartons Addition, the same being the East line of said Lot 23 and said Parcel 4 conveyed to Darby Partners, LLC, and extending along the East line of said Lot 10 of E.W. Barlows Addition and said parcel conveyed to Collins, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 1/2" o.d. iron pin found at 10.15 feet, and passing over a 3/4" o.d. iron pipe found at 199.49 feet, and containing **1.536 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

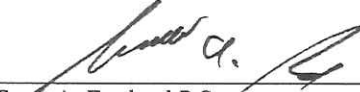
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**The above described 1.536 Acre parcel contains 0.110 Acres in Union County and 1.426 Acres in Madison County.**

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in February of 2020.

Dated 3/3/20

  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 3379-20MA-Rev1

