

* "SOUTH END OF AN UNOPENED ALLEY"
0.012 ACRE P.N. 04-00460.000

RICHARD L. & ROBERTA R. HUGHES, TRUSTEES
1.6555 ACRE ~ OFF REC 279, PG 1158
P.N. 04-00262.000

SHANE E. & KIMBERLY J. MADIGAN
0.98 AC ~ OFF REC 220, PG 1884
P.N. 04-00125.000

MELISSA M. HAY
0.4938 ACRE
OFF REC 110, PG 2115
P.N. 04-00262.001

TODD R. MAYBERRY
0.2 ACRE
OFF REC 360, PG 222

0.302 ACRE

P.N. 04-00461.000 04-00462.000

D.D. DOMINY'S ADD.
PLAT BOOK 1, PG 27

LOT 9

LOT 10

R.D. & D.S.
KEES,
TRUSTEES
O.R. 276,
PG 2349
04-00062.000

16' ALLEY

WEST AVE.

(ASSUMED BRG)
N 05°03'00"E
352.38'

REFERENCE
BEGINNING

N 78°59'40"W 148.56'

N 05°12'56"E
60.42'

N 04°16'58"E
26.58'

S 84°57'00"E 127.91'

20.17'

S 05°03'00"W
60.50'

39.83'

S 05°03'00"W
S 79°01'13"E 20.14'

MAPLE STREET
(40' R/W)



PLAT OF SURVEY FOR:
TODD R. MAYBERRY
VILLAGE OF PLAIN CITY
DARBY TWP ~ V.M.S. 7064
MADISON COUNTY, OHIO
OFF REC 360, PG 222

NOTES:

- 1) ⊕ MAG NAIL SET
- 2) ○ IRON PIPE FOUND
- 3) ⊗ IRON ROD FOUND
- 4) ⊗ 5/8" X 30" IRON ROD
WITH PLASTIC I.D. CAP SET
- 5) BEARING ASSUMED FROM
OFF REC 110, PG 2115

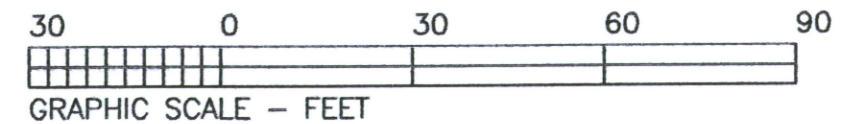


Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
JUNE 02, 2020 JN 03-21-20

I HEREBY CERTIFY THAT THIS PLAT WAS
PREPARED FROM AN ACTUAL FIELD SURVEY
AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400



LEGAL DEED DESCRIPTION
TODD R. MAYBERRY
0.302 ACRE

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 7064; being a survey combining the 0.2 acre (parcel number 04-00461.000), Lot 9 (parcel number 04-00462.000) of D.D. Dominy's Addition (Plat Book 1, page 27), and the 0.012 acre portion of an unopened alley (parcel number 04-00460.000) west of said Lot 9, owned by Todd R. Mayberry (Official Record 360, page 222); and being further bounded and described as follows:

Beginning for reference at an iron rod found at the centerline intersection of West Avenue and Maple Street (40' R/W).

Thence North 05 deg.-03'-00" East (assumed bearing), 352.38 feet along said centerline of Maple Street to a mag nail set at the northeast corner of the 0.4938 acre tract of Melissa M. Hay (Official Record 110, page 2115 & P.N. 04-00262.001), being the TRUE POINT OF BEGINNING.

Thence North 78 deg.-59'-40" West, 148.56 feet along the north line of said 0.4938 acre tract (passing over an iron rod found at 20.17 feet) to an iron pipe found on the east line of the 1.6555 acre tract of Richard L. and Roberta R. Hughes, Trustees (Official Record 279, page 1158 & P.N. 04-00262.000).

Thence North 05 deg.-12'-56" East, 60.42 feet along said east line to an iron pipe found at the southeast corner of the 0.98 acre tract of Shane E. and Kimberly J. Madigan (Official Record 220, page 1884 & P.N. 04-00125.000).

Thence North 04 deg.-16'-58" East, 26.58 feet along the east line of said 0.98 acre tract to an iron rod set at the southwest corner of the portion of the vacated 16 foot wide alley owned by R.D. and D.S. Kees, Trustees (Official Record 276, page 2349 & P.N. 04-00062.000).

Thence South 84 deg.-57'-00" East, 127.91 feet along the south lines of said vacated portion and Lot 10 of said D.D. Dominy's Addition to an iron rod set on the west right-of-way line of said Maple Street.

Thence South 05 deg.-03'-00" West, 39.83 feet along said right-of-way line (passing over an iron pipe found at 1.17 feet) to an iron rod set.

Thence South 79 deg.-01'-13" East, 20.14 feet to a mag nail set in said centerline of Maple Street.

Thence South 05 deg.-03'-00" West, 60.50 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearing was assumed from said Official Record 110, page 2115. The tract as described from an actual field survey performed on or about June 02, 2020, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.302 acre**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.

