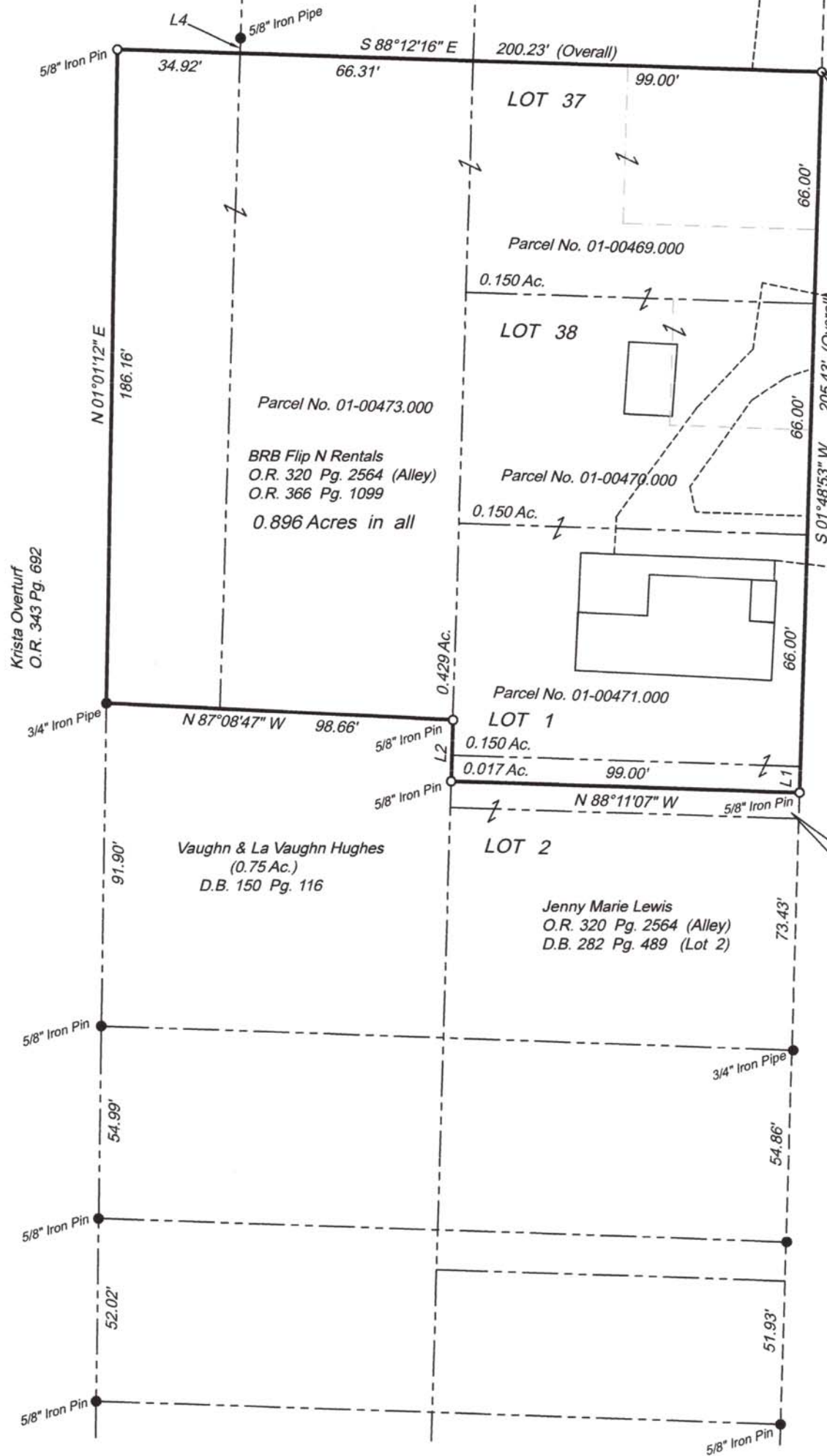


STATE OF OHIO
 MADISON COUNTY
 CANAAN TOWNSHIP
 THE TOWN PLAT of AMITY
 PLAT BOOK 1 PAGE 7 & 8
 ALL of LOTS 1, 37 & 38
 NORTH 1/2 of ALLEY # 1
 VIRGINIA MILITARY LANDS
 PART of VMS No. 9530

Krista Overturf
 O.R. 343 Pg. 692

NOTE: No deed of ownership could be found on this parcel. (Roets is maintaining the grounds.)



Reference Point of Beginning
 Northeast Corner of Lot 37
 5/8" Iron Pin Set on the
 west line of County Road 7
 N 753797.3693
 E 1758191.5441

LINE	BEARING	DISTANCE
L1	N 01°48'53" E	7.43'
L2	N 01°48'53" E	17.43'
L3	N 88°12'16" W	30.00'
L4	N 01°48'53" E	4.39'

ALLEY # 1 - (14.85' x 99')
 Vacated - O.R. 320 Pg. 2564

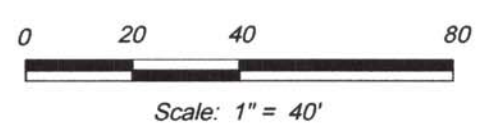
"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the east line of LOT 1 as bearing S 1°48'53" W and are used to denote angles only."

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN DECEMBER, 2021.

Paul J. Boeshart
 PAUL J. BOESHART, PLS ~ REG. NO. S-6512
 94 CANYON VILLA DRIVE
 HEBRON, OH 43025
 PHONE: 740-928-4130 CELL: 740-616-0812



- = 5/8" x 30" Rebar with a 2" Magnetic ID Cap stamped "Paul J. Boeshart S-6512"
- = Existing Iron Pin or Pipe as noted



Dwg. No. 21-6990
 Date: December 10, 2021

12-13-21

PAUL J. BOESHART, PLS
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE
HEBRON, OH 43025

Ph: 740-928-4130

December 10, 2021

Job No. 21-6990

Surveyor's Description – **All of Parcel No. 01-00469.000 – 0.150 Acres**
All of Parcel No. 01-00470.000 – 0.150 Acres
All of Parcel No. 01-00471.000 – 0.167 Acres
All of Parcel No. 01-00473.000 – 0.429 Acres

0.896 Acres in all

The parcel(s) herein described are situated in The State of Ohio, Madison County, Cacaan Township, VMS 9530, Village of Amity (recorded in Plat Book 1 Page 7 & 8) and known as being the same lands conveyed to **BRB Flip N Rentals** as described in Official Record 366 on Page 1099 and better known as being all of Lots 1, 37, 38 and the north half of the vacated Alley No. 1 (Alley Vacation – Commissioner's Journal _____ Page _____ and conveyed in Official Record 320 Page 2564) and part of VMS 9530 and is better described as follows:

Beginning for a reference at the Northeast Corner of Lot 37 (The Town Plat of Amity – recorded in Plat Book 1 Page 7 & 8) on the west line of Plain City – Georgesville Road (County Road 7 - 60' R/W) at a set 5/8" iron pin;

Thence, with the west line of the said road and with the east line of Lots 37, 38 & 1 and the north one half of the said Alley No. 1, **South 1 degree 48 minutes 53 seconds West, 205.43 feet** to a set 5/8" iron pin in the center of the said vacated Alley No. 1;

Thence, leaving the said road and with the center of the said vacated Alley No. 1, the same being the north line of Jenny Marie Lewis (D.B.282 Pg. 489 and O.R. 320 Pg. 2564), **North 88 degrees 11 minutes 07 seconds West, 99.00 feet** to a set 5/8" iron pin;

Thence, leaving the center of the said alley and with the lines of Vaughn & La Vaughn Hughes (D.B. 150 Pg. 116), the following (2) two courses:

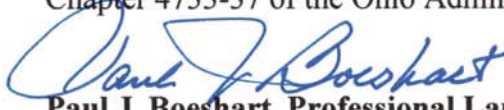
- 1.) **North 1 degree 48 minutes 53 seconds East, 17.43 feet** to a set 5/8" iron pin on the west line of the said Lot 1(The Town Plat of Amity P.B. 1 Pgs.7 & 8);
- 2.) **Thence, North 87 degrees 08' 47 seconds West, 98.66 feet** to an existing 3/4" iron pipe;

Thence, with the east line of Krista Overturf (O.R. 343 Pg. 692), **North 1 degree 01 minutes 12 seconds East, 186.16 feet** to a set 5/8" iron pin;

Thence, with the south line of the said Overturf parcel and the north line of Lot 37 (The Town Plat of Amity P.B. 1 Pgs.7 & 8) extended , **South 88 degrees 12 minutes 16 seconds East, 200.23 feet** to the **point of beginning**. **Containing 0.896 Acres** and being subject to all legal roads, easements and restrictions of record.

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the south line of 2nd Street as bearing **South 86 degrees 27 minutes 47 seconds East**, and are used to denote angles only". All iron pins set are 5/8" x 30" rebar with a 2" Aluminum ID cap stamped "Paul J. Boeshart S-6512".

I, **Paul J. Boeshart**, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in November, 2021.


Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512

