

PLAT OF SURVEY FOR:
 CHRISTOPHER M. CARLONI
 VILLAGE OF PLAIN CITY
 DARBY TWP, VMS 7758-7830
 MADISON COUNTY, OHIO

NOTES:

- 1) ○ IRON PIPE FOUND
- 2) ⊗ IRON ROD FOUND
- 3) ● 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
- 4) BEARING ASSUMED FROM PLAT 4-96



Joseph P. Priday

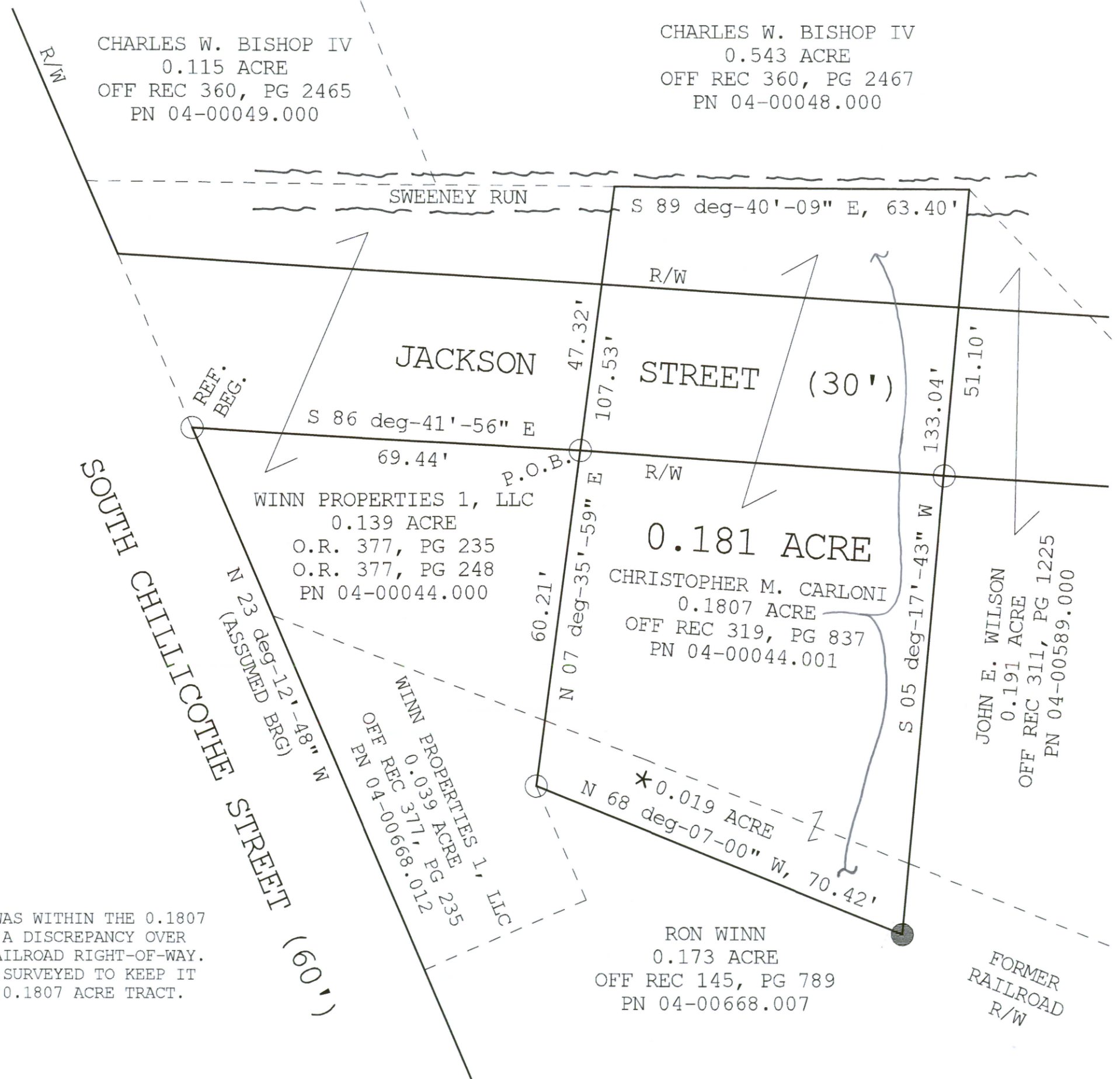
JOSEPH P. PRIDAY (S-7277)
 OCT 04, 2021 JN 96-32-21

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

* THE 0.019 ACRE TRACT WAS WITHIN THE 0.1807 ACRE TRACT. THERE WAS A DISCREPANCY OVER THE LOCATION OF THE RAILROAD RIGHT-OF-WAY. SO THE 0.019 ACRE WAS SURVEYED TO KEEP IT WITH THE OWNER OF THE 0.1807 ACRE TRACT.

NORTH



20 ft

LEGAL DEED DESCRIPTION
CARLONI
0.181 ACRE

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 7758-7830; being a more particular description of the 0.1807 acre and 0.019 acre tracts of Christopher M. Carloni (Official Record 319, page 837, P.N. 04-00044.001); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the intersection of the south right-of-way of Jackson Street (30' R/W) and the easterly right-of-way of South Chillicothe Street (60' R/W).

Thence South 86 deg.-41'-56" East, 69.44 feet along said south right-of-way of Jackson Street to an iron pipe found on the east line of the 0.139 acre tract of Winn Properties 1, LLC (Official Record 377, pages 235 and 248, P.N. 04-00044.000), being the TRUE POINT OF BEGINNING.

Thence North 07 deg.-35'-59" East, 47.32 feet along said east line to a point within Sweeney Run on the south line of the 0.543 acre tract of Charles W. Bishop IV (Official Record 360, page 2467, P.N. 04-00048.000).

Thence South 89 deg.-40'-09" East, 63.40 feet along said south line to a point at the northwesterly corner of the 0.191 acre tract of John E. Wilson (Official Record 311, page 1225, P.N. 04-00589.00).

Thence South 05 deg.-17'-43" West, 133.04 feet along the west line of said 0.191 acre tract and a west line of the 0.173 acre tract of Ron Winn (Official Record 145, page 789, P.N. 04-00668.007), (passing over an iron pipe found on said south right-of-way of Jackson Street at 51.10 feet) to an iron rod set.

Thence North 68 deg.-07'-00" West, 70.42 feet along a northerly line of said 0.173 acre tract to an iron pipe found on the east line of the 0.039 acre tract of Winn Properties 1, LLC (Official Record 377, page 235, P.N. 04-00668.012).

Thence North 07 deg.-35'-59" East, 60.21 feet along said east line of the 0.039 acre and aforesaid east line of the 0.139 acre tracts to the TRUE POINT OF BEGINNING.

Bearings are based on said easterly right-of-way of South Chillicothe Street (North 23 deg.-12'-48" West). The tract as described from an actual field survey performed on or about October 04, 2021, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.181 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 recorded in the Map Room of the Madison County Engineer.

The 0.019 acre tract was within the 0.1807 acre tract. There was a discrepancy over the location of the former railroad right-of-way. Which revealed the 0.019 acre portion was within the railroad right-of-way. So the owner of the former railroad property had the 0.019 acre tract surveyed and transferred to the owner of the 0.1807 acre tract.

