

PLAT OF SURVEY

BEING ALL OF THAT 0.87 ACRE TRACT SITUATED IN
VMS 5195, DEERCREEK TWP., MADISON COUNTY, OHIO



GLADE RUN RD.
(R/W VARIES)

MICHAEL L. & BRENDA L. MUNDEN
6.1215 AC.
O.R. 255, PG. 179
PARCEL #05-00274.000

S.R. 142
(R/W VARIES)
T.P.O.B.

N 70°10'18" E 170.41'

N:699325.70
E:1729586.87

45.18'

S 20°20'50" E 222.75'

ANITA K. SMITH
0.87 AC.
O.R. 365, PG. 1484
PARCEL #05-00118.000

0.871 Acres
(by SURVEY)

DONALD E. DORMAN, JR.
0.40 AC.
O.R. 373, PG. 760
PARCEL #05-00011.000

10' INGRESS/ EGRESS EASEMENT (O.R. 365, PG. 1484)
PARCEL #05-00012.000

N 20°21'52" W 222.75'

UNDER PAR ENTERPRISES, LLC
135.93 AC.
O.R. 391, PG. 543
PARCEL #05-00093.000

DONALD E. DORMAN, JR.
2.06 AC.
O.R. 373, PG. 760
PARCEL #05-00012.000

S 70°10'19" W 170.35'

304.18'

3/4" IPF (no cap)

CONRAIL RR.

Bearings are based on N 70° 10' 18" E, as shown hereon for the centerline of State Route 142 (right-of-way varies), as derived from GPS observations utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with a 2011 NSRS adjustment.

I hereby certify that this boundary survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

William D. Beer 8/24/2022

William D. Beer Date
Registered Professional Surveyor No. 7980



SCALE 1" = 50'



LEGEND:

- ⊙ = 5/8" - REBAR SET (w/ "B.L.SURVEYING-7980" RED CAP)
- = 3/4" IRON PIPE FOUND (with an "EDWARDS" cap)
- ◆ = SURVEY NAIL FOUND
- ◇ = SURVEY NAIL SET

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August 23, 2022, Revised August 24, 2022
DESCRIPTION OF A 0.871 ACRE TRACT

Situated in the Township of Deer Creek, County of Madison, State of Ohio, VMS # 5195, being all of that 0.87 acre tract (0.871 acres by Survey) conveyed to Anita K. Smith in O.R. 365, Page 1484, Parcel #05-00118.000, said 0.871 acres being more particularly described as follows;

Beginning at a survey nail found at the centerline intersection of State Route 142 (right-of-way varies) and Glade Run Road (right-of-way varies), said nail being the northwesterly corner of said 0.81 acres, the northeasterly corner of that 2.06 acre tract conveyed to Donald E. Dorman, Jr. in O.R. 373, Page 760 and being the southwesterly corner of that 6.1215 acre tract conveyed to Michael L. and Brenda L. Munden in O.R. 255, Page 179;

Thence, from said TRUE PLACE OF BEGINNING, North 70° 10' 18" East, with the centerline of said S.R. 142, with the northerly line of said 0.87 acres and with the southerly line of said 6.1215 acres, a distance of 170.41 feet to a survey nail set at the northeasterly corner of said 0.87, the same being a northwesterly corner of that 135.93 acre tract conveyed to Under Par Enterprises, LLC in O.R. 391, Page 543;

Thence, South 20° 20' 50" East, with the easterly line of said 0.81 acres and with a westerly line of said 135.93 acres, passing a ¾ - inch iron pipe found (with an "Edwards" cap) at a distance of 45.18 feet, a total distance of 222.75 feet to a rebar set at the southeasterly corner of said 0.87 acres, the same being a northeasterly corner of said 2.06 acres;

Thence, South 70° 10' 19" West, with the southerly line of said 0.87 acres and with a northerly line of said 2.06 acres, a distance of 170.35 feet to a rebar set at the southwesterly corner of said 0.87 acres, the same being in the northerly line of said 2.06 acres;

Thence, North 20° 21' 52" West, with the westerly line of said 0.81 acres and with an easterly line of said 2.06 acres, passing a rebar set at a distance of 192.75 feet, a total distance of 222.75 feet the TRUE PLACE OF BEGINNING.

Containing 0.871 acres of land (by Survey).

Subject to all easements, restrictions and rights-of-way of record.

All rebar's set are 5/8-inch in diameter and 30-inches long with a red cap bearing the inscription "B.L. SURVEYING-7980".

