

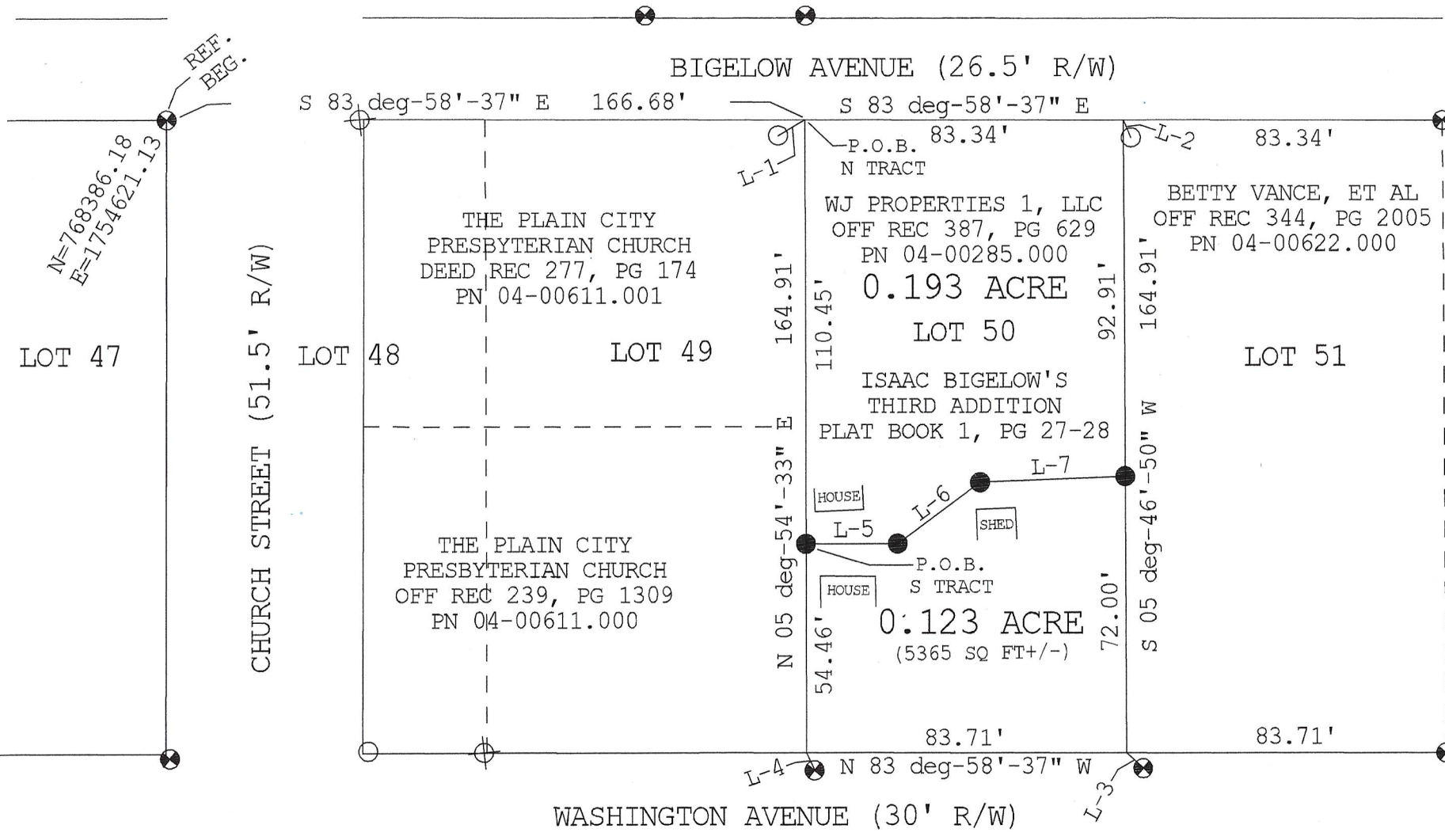
- L-1= S 65 deg-51'-03" W, 1.79'
- L-2= S 16 deg-51'-54" E, 0.56'
- L-3= S 41 deg-36'-53" E, 0.80'
- L-4= S 19 deg-16'-38" E, 0.58'
- L-5= S 84 deg-05'-27" E, 24.00'
- L-6= N 59 deg-34'-02" E, 26.78'
- L-7= S 86 deg-21'-13" E, 38.00'



PLAT OF SURVEY FOR:
 WJ PROPERTIES 1, LLC
 VILLAGE OF PLAIN CITY
 DARBY TWP ~ V.M.S. 5128
 MADISON COUNTY, OHIO
 PART OF LOT 50

NOTES:

- 1) ○ IRON PIPE FOUND
- 2) ⊗ IRON ROD FOUND
- 3) ⊕ IRON T-BAR FOUND
- 4) ● 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
- 5) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983.



Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
 MARCH 24, 2022 JN 17-17-22

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

100 ft

LEGAL DEED DESCRIPTION
0.123 ACRE

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 5128; being part of Lot 50 of Isaac Bigelow's Third Addition (Plat Book 1, pages 27-28) owned by WJ Properties 1, LLC (Official Record 387, page 629, PN 04-00285.000); and being further bounded and described as follows:

Beginning for reference at an iron rod found at the intersection of the south right-of-way line of Bigelow Avenue (26.5' R/W) and the west right-of-way line of Church Street (51.5' R/W). Also being the northeast corner of Lot 47 of said Isaac Bigelow's Third Addition.

Thence South 83 deg.-58'-37" East, 166.68 feet crossing said Church Street and continuing with said south line of Bigelow Avenue to a point at the northeast corner of Lot 49 of said addition. Also being the northwest corner of said Lot 50. Said corner is witnessed by an iron pipe found which bears: (South 65 deg.-51'-03" West, 1.79 feet).

Thence South 05 deg.-54'-33" West, 110.45 feet along the east line of said Lot 49 owned by The Plain City Presbyterian Church (Deed Record 277, page 174, P.N. 04-00611.001 and Official Record 239, page 1309, P.N. 04-00611.000) to an iron rod set, being the TRUE POINT OF BEGINNING.

Thence with three consecutive new lines crossing said Lot 50:

- 1) South 84 deg.-05'-27" East, 24.00 feet to an iron rod set.
- 2) North 59 deg.-34'-02" East, 26.78 feet to an iron rod set.
- 3) South 86 deg.-21'-13" East, 38.00 feet to an iron rod set on the west line of Lot 51 of said addition owned by Betty Vance, Et al (Official Record 344, page 2005, P.N. 04-00622.000).

Thence South 05 deg.-46'-50" West, 72.00 feet along said west line of Lot 51 to a point on the north right-of-way line of Washington Avenue (30' R/W). Said point is witnessed by an iron rod found which bears: (South 41 deg.-36'-53" East, 0.80 feet).

Thence North 83 deg.-58'-37" West, 83.71 feet along said north line of Washington Avenue to a point at the southeast corner of said Lot 49. Said point is witnessed by an iron rod found which bears: (South 19 deg.-16'-38" East, 0.58 feet).

Thence North 05 deg.-54'-33" East, 54.46 feet along said east line of Lot 49 to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, South zone, NAD 1983. The tract as described from an actual field survey performed on or about March 24, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.123 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.



LEGAL DEED DESCRIPTIO
0.193 ACRE

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 5128; being part of Lot 50 of Isaac Bigelow's Third Addition (Plat Book 1, pages 27-28) owned by WJ Properties 1, LLC (Official Record 387, page 629, PN 04-00285.000); and being further bounded and described as follows:

Beginning for reference at an iron rod found at the intersection of the south right-of-way line of Bigelow Avenue (26.5' R/W) and the west right-of-way line of Church Street (51.5' R/W). Also being the northeast corner of Lot 47 of said Isaac Bigelow's Third Addition.

Thence South 83 deg.-58'-37" East, 166.68 feet crossing said Church Street and continuing with said south line of Bigelow Avenue to a point at the northeast corner of Lot 49 of said addition. Also being the northwest corner of said Lot 50 and the TRUE POINT OF BEGINNING. Said corner is witnessed by an iron pipe found which bears: (South 65 deg.-51'-03" West, 1.79 feet).

Thence South 83 deg.-58'-37" East, 83.34 feet continuing along said south line of Bigelow Avenue to a point at the northwest corner of Lot 51 of said addition, owned by Betty Vance Et al (Official Record 344, page 2005, P.N. 04-00622.000). Said point is witnessed by an iron pipe found which bears: (South 16 deg.- 51'-54" East, 0.56 feet).

Thence South 05 deg.-46'-50" West, 92.91 feet along the west line of said Lot 51 to an iron rod set.

Thence with three consecutive new lines crossing said Lot 50:

- 1) North 86 deg.-21'-13" West, 38.00 feet to an iron rod set.
- 2) South 59 deg.-34'-02" West, 26.78 feet to an iron rod set.
- 3) North 84 deg.-05'-27" West, 24.00 feet to an iron rod set on the east line of said Lot 49 owned by The Plain City Presbyterian Church (Official Record 239, page 1309, P.N. 04-00611.000 and Deed Record 277, page 174, P.N. 04-00611.001).

Thence North 05 deg.-54'-33" East, 110.45 feet along said east line of Lot 49 to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, South zone, NAD 1983. The tract as described from an actual field survey performed on or about March 24, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.193 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.

