

2205.0025  
BOUNDARY SURVEY  
MADISON COUNTY

LEGEND

- FIRC—FOUND IRON ROD, CAPPED AS NOTED
- FIR—FOUND IRON ROD
- FIP—FOUND IRON PIPE
- SIRC—5/8" X 30" SET IRON ROD, CAPPED—"LANDMARK SURVEY"
- Ⓧ—FD/SET DRILL HOLE AS NOTED
- Ⓜ—FD/SET MAG NAIL AS NOTED
- Ⓡ—FD/SET RR SPIKE AS NOTED
- Ⓣ—FD T-BAR/POST AS NOTED
- FOUND MONUMENT AS NOTED

- C—CALCULATED
- D—DEED
- M—MEASURED
- P—PLATTED
- S—SURVEY
- AC.—ACRES
- B/E—BASEMENT ENTRY
- CONC.—CONCRETE
- C/L—CENTERLINE
- D/W—DRIVEWAY
- EP—EDGE OF PAVEMENT
- GAR.—GARAGE
- INSTR.—INSTRUMENT
- O.L.—ORIGINAL LOT
- O.R.—OFFICIAL RECORD
- P.N.—PARCEL NUMBER
- P.O.B.—POINT OF BEGINNING
- RES.—RESIDENCE
- R/W—RIGHT OF WAY
- PG.—PAGE
- S.F.—SQUARE FEET
- T.P.O.B.—TRUE POINT OF BEGINNING

DOCUMENTS USED:

- EDMUND BARLOW'S ADDITION, PLAT BOOK 1, PAGE 41, MADISON COUNTY RECORDER'S OFFICE.
- PLAT OF SURVEY FOR LEAH SYKES, BY COTTRILL SURVEYING LLC, FEBRUARY 11, 2014, ON FILE AT THE MADISON COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- MADISON COUNTY TAX MAPS/GIS.

BASIS OF BEARINGS:

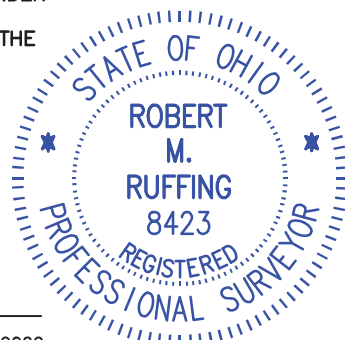
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE LEAH SYKES SURVEY AS LISTED HEREON, HOLDING FOUND AND USED MONUMENTS ALONG THE EAST LINE OF NORTH CHILLICOTHE STREET, WHICH IS BEARING N 19°01'32" W.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN MAY OF 2022 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



SURVEY OF  
PN 04-00317.000 AND 04-00318.000  
KNOWN AS  
157 NORTH CHILLICOTHE STREET  
PLAIN CITY, OHIO

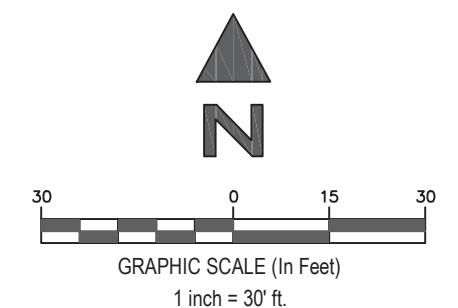
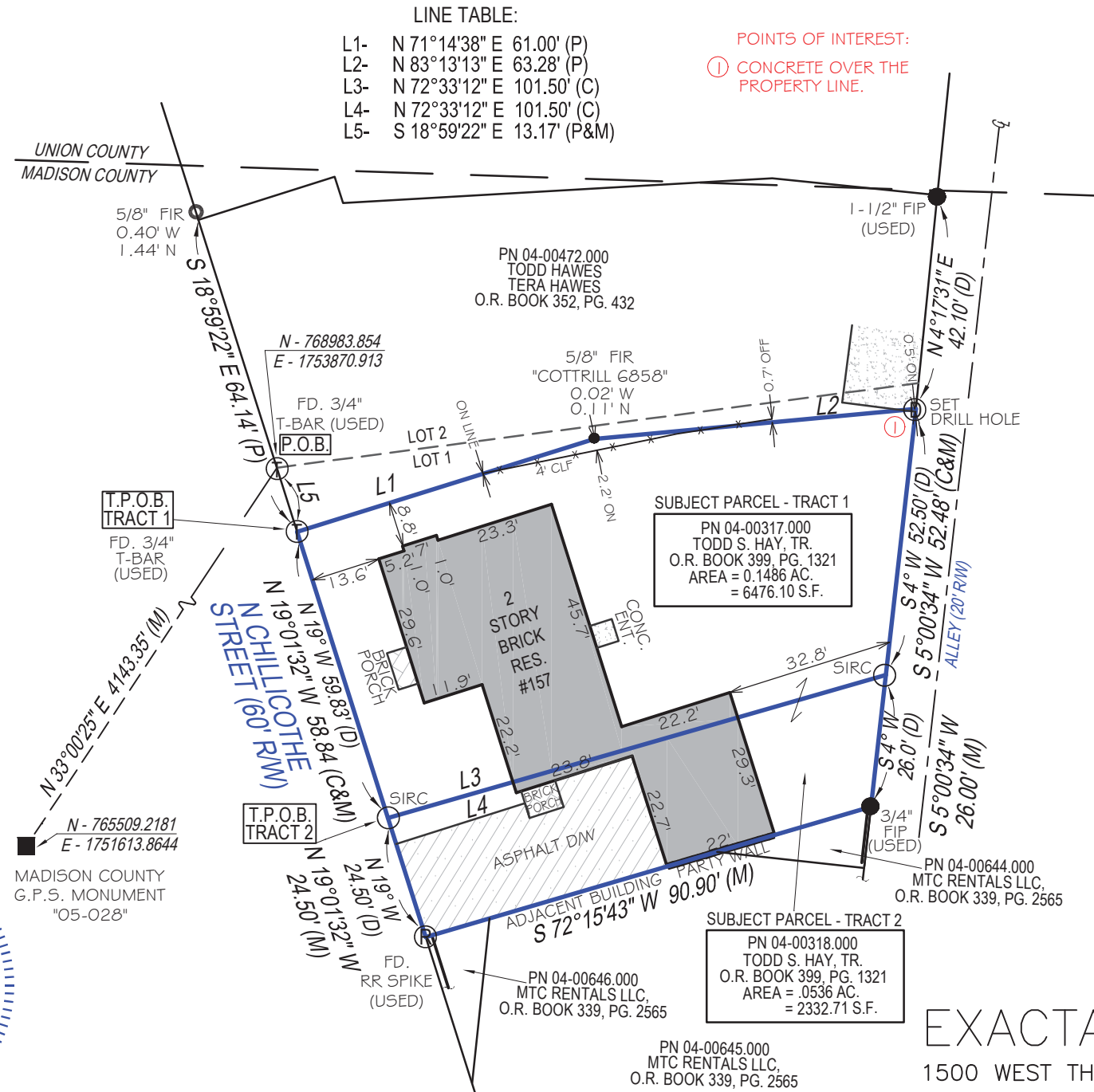
IN PART OF LOT NO. 1 IN ED BARLOW'S  
ADDITION TO THE VILLAGE OF PLEASANT VALLEY,  
PLAT BOOK 1, PAGE 41.

LINE TABLE:

- L1- N 71°14'38" E 61.00' (P)
- L2- N 83°13'13" E 63.28' (P)
- L3- N 72°33'12" E 101.50' (C)
- L4- N 72°33'12" E 101.50' (C)
- L5- S 18°59'22" E 13.17' (P&M)

POINTS OF INTEREST:

- ① CONCRETE OVER THE PROPERTY LINE.



DRAWN BY: R.P.J.

ROBERT RUFFING, P.S.  
REGISTERED SURVEYOR NO. 8423  
DATE 5-19-2022  
REV. 9-27-2023  
REV. 10-30-2023

EXACTA LAND SURVEYORS  
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113  
PHONE: (216) 751-9000  
DATE 5-19-2022  
WWW.EXACTALAND.COM  
JOB NO. 2205.0025

## LEGAL DESCRIPTION

for 157 North Chillicothe Street (U.S. 42)

Plain City, Ohio

Tract 1 - Parcel Number 04-00317.000

Situated in the City of Plain City, County of Madison, and State of Ohio, and being part of Lot 1 of Pleasant Valley – Edmund Barlow’s Addition (Plat Book 1, Pages 41-42), records are from the Madison County Recorder’s Office, and being conveyed to Todd S. Hay, Trustee (PN 04-00317.000), bounded and described as follows:

Beginning at a found and used 3/4” T-bar (cap missing) along the east side of North Chillicothe Street (60’) at the common corner of Lots 1 and 2 of said Edmund Barlow’s Addition, also being along the west line of lands conveyed to Todd and Tera Hawes (PN 04-00472.000);

Thence along the east line of said street, S 18°59’22” E, 13.17 feet to a found and used 3/4” T-bar (cap missing) at the southwest corner of said Hawes lands, and the True Point of Beginning at the northwest corner of the parcel herein described:

Thence leaving said street and along the south line of said Hawes lands, N 71°14’38” E, 61.00 feet to an angle point on the north line, as monumented by a 5/8” capped iron pin (“COTTRILL 6858”), found 0.02 feet west and 0.11 feet north of the angle point;

Thence continuing along the south line of said Hawes lands, N 83°13’13” E, 63.28 feet to set drill hole in concrete at the northeast corner, said point being the southeast corner of said Hawes lands and along the west line of a 20’ alley;

Thence along the west line of said alley, S 5°00’34” W, 52.48 feet to a set 5/8” x 30” capped iron pin (“LANDMARK SURVEYING”) the southeast corner said point also being the northeast corner of Tract 2 conveyed to Todd S. Hay, Trustee (PN 04-00318.000);

Thence leaving said west line and along the common line of Tracts 1 and 2, S 72°33’12” W, 101.50 feet to a set 5/8” x 30” capped iron pin (“LANDMARK SURVEYING”) at the southwest corner at the east line of said Chillicothe Street;

Thence along said east line, N 19°01’32” W, 58.84 feet to the True Point of Beginning, containing 6476.10 square feet, or 0.1486 acres, and subject to all legal highways, easements, reservations or restrictions of record, if any.

Basis of Bearings Statement: The basis of bearings for this survey is from a boundary survey done by Cottrill Surveying, LLC on January 24, 2014, holding found and used corners along the east line of Chillicothe Street (U.S. 42) which is at bearing S 18°59'22" E.

The intent of this legal description and survey is to retrace and describe this parcel as required by the Ohio Administrative Code Chapter 4733-37, conforming to the minimum standards for boundary surveys.

This legal description is based on an actual field survey performed in May of 2022.

Prepared by Robert M. Ruffing, PS 8423 in May 2022.

*Robert M. Ruffing* Rev 9-27-23



## LEGAL DESCRIPTION

for 157 North Chillicothe Street (U.S. 42)

Plain City, Ohio

Tract 2 - Parcel Number 04-00318.000

Situated in the City of Plain City, County of Madison, and State of Ohio, and being part of Lot 1 of Pleasant Valley – Edmund Barlow’s Addition (Plat Book 1, Page 41-42), records are from the Madison County Recorder’s Office, and being conveyed to Todd S. Hay, Trustee (PN 04-00318.000), bounded and described as follows:

Beginning at a found and used 3/4” T-bar (cap missing) along the east side of North Chillicothe Street (60’) at the common corner of Lots 1 and 2 of said Edmund Barlow’s Addition, also being along the west line of lands conveyed to Todd and Tera Hawes (Inst #201900002118);

Thence along the east line of said street, S 18°59’22” E, 13.17 feet to a found and used 3/4” T-bar (cap missing) at the southwest corner of said Hawes lands, also being the northwest corner of Tract 1, conveyed to Todd S. Hay, Trustee (Inst #202200001822);

Thence continuing along said east line, S 19°01’32” E, 58.84 feet to a set 5/8” x 30” capped iron pin (“LANDMARK SURVEYING”) at the southwest corner of Tract 1, and the True Point of Beginning at the northwest corner of the parcel herein described:

Thence leaving said street and along the south line of said Tract 1, N 72°33’12” E, 101.50 feet to set 5/8” x 30” capped iron pin (“LANDMARK SURVEYING”) at the northeast corner, also being the southeast corner of said Tract 1 and along the west line of a 20’ alley;

Thence along the west line of said alley, S 5°00’34” W, 26.00 feet to a found and used 3/4” iron pipe the southeast corner, said point also being the northeast corner of lands conveyed to MTC Rentals, LLC (PN 04-00645.000);

Thence leaving said west line and along the north line of said MTC Rentals lands, S 72°15’43” W, 90.90 feet to a found and used railroad spike in asphalt at the southwest corner at the east line of said Chillicothe Street, also being at the northwest corner of said MTC Rental lands;

Thence along said east line, N 19°01’32” W, 24.50 feet to the True Point of Beginning, containing 2332.71 square feet, or 0.0536 acres, and subject to all legal highways, easements, reservations or restrictions of record, if any.

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*Robert M. Ruffing* REV 9-27-23

