



- C-1: R= 167.00' ARC= 252.17'
DEL= 86 deg-30'-56"
CH= N 37 deg-09'-18" W, 228.88'
- C-2: R= 167.00' ARC= 49.65'
DEL= 17 deg-02'-07"
CH= N 14 deg-35'-43" E, 49.47'
- C-3: R= 167.00' ARC= 31.18'
DEL= 10 deg-41'-49"
CH= N 28 deg-27'-41" E, 31.13'
- C-4: R= 233.00' ARC= 112.78'
DEL= 27 deg-43'-56"
CH= N 19 deg-56'-37" E, 111.68'
- C-5: R= 25.00' ARC= 39.30'
DEL= 90 deg-04'-04"
CH= N 51 deg-06'-41" E, 35.38'
- L-1: N 06 deg-04'-39" E, 28.27'
- L-2: S 83 deg-51'-17" E, 42.69'

PLAT OF SURVEY FOR:
480 PROPERTIES LLC
VILLAGE OF PLAIN CITY
DARBY TOWNSHIP ~ V.M.S. 8999
MADISON COUNTY, OHIO
PART OF LOT 1 OF
PLAIN CITY COMMONS

NOTES:

- 1) ○ IRON PIPE FOUND
- 2) ⊗ IRON ROD FOUND
- 3) ● 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAPS SET
- 4) BEARING WAS ASSUMED FROM PLAT OF PLAIN CITY COMMONS



JOSEPH P. PRIDAY (S-7277)
SEPT 07, 2022 JN 22-29

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

LEGAL DEED DESCRIPTION
480 PROPERTIES LLC
0.561 ACRE

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 8999; being part of Lot 1 of Plain City Commons (Plat Cabinet B, slide 149-152) owned by 480 Properties LLC (Official Record 301, page 1007, PN 04-00640.001); and being further bounded and described as follows:

Beginning at an iron rod found on a northerly right-of-way line of Village Boulevard (66' R/W) at the southeast corner of said Lot 1. Also being the southwest corner of the 0.593 acre tract of Frozen Heirs LLC (Official Record 359, page 2520, PN 04-00166.000) and the TRUE POINT OF BEGINNING.

Thence with two consecutive courses of said right-of-way line of Village Boulevard:

- 1) Along the arc of a curve to the right, having a radius of 167.00 feet, an arc length of 252.17 feet, a delta angle of 86 deg.-30'-56", and the chord of which bears: (North 37 deg.-09'-18" West, 228.88 feet) to an iron rod set.
- 2) North 06 deg.-04'-39" East, 37.80 feet to an iron rod set.

Thence South 83 deg.-46'-00" East, 140.62 feet crossing said Lot 1 to an iron rod found on the northwest corner of said 0.593 acre tract.

Thence South 01 deg.-33'-13" West (assumed bearing), 204.82 feet along the west line of said 0.593 acre tract to the TRUE POINT OF BEGINNING.

Bearing was assumed from the plat of said Plain City Commons. The tract as described from an actual field survey performed on or about September 07, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.561 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 DESCRIPTION
480 PROPERTIES LLC
0.461 ACRE

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 8999; being part of Lot 1 of Plain City Commons (Plat Cabinet B, slide 149-152) owned by 480 Properties LLC (Official Record 301, page 1007, PN 04-00640.001); and being further bounded and described as follows:

Beginning for reference at an iron rod found on a northerly right-of-way line of Village Boulevard (66' R/W) at the southeast corner of said Lot 1. Also being the southwest corner of the 0.593 acre tract of Frozen Heirs LLC (Official Record 359, page 2520, PN 04-00166.000).

Thence North 01 deg.-33'-13" East (assumed bearing), 204.82 feet along the west line of said 0.593 acre tract to an iron rod found at the southwest corner of the 1.069 acre tract of 480 Properties LLC (Official Record 301, page 1007, PN 04-00166.003), being the TRUE POINT OF BEGINNING.

Thence North 83 deg.-46'-00" West, 140.62 feet crossing said Lot 1 to an iron rod set on an east right-of-way line of said Village Boulevard.

Thence with two consecutive courses of said right-of-way line of Village Boulevard:

- 1) North 06 deg.-04'-39" East, 100.92 feet to an iron rod set.
- 2) Along the arc of a curve to the right, having a radius of 167.00 feet, an arc length of 49.65 feet, a delta angle of 17 deg.-02'-07", and the chord of which bears: (North 14 deg.-35'-43" East, 49.47 feet) to an iron rod set.

Thence South 83 deg.-51'-38" East, 121.42 feet crossing said Lot 1 to an iron rod set on the northwest corner of said 1.069 acre tract.

Thence South 01 deg.-33'-13" West, 150.57 feet along the west line of said 1.069 acre tract to the TRUE POINT OF BEGINNING.

Bearing was assumed from the plat of said Plain City Commons. The tract as described from an actual field survey performed on or about September 07, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.461 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 DESCRIPTION
480 PROPERTIES LLC
0.370 ACRE

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 8999; being part of Lot 1 of Plain City Commons (Plat Cabinet B, slide 149-152) owned by 480 Properties LLC (Official Record 301, page 1007, PN 04-00640.001); and being further bounded and described as follows:

Beginning at an iron rod set on the southerly right-of-way line of Perry Pike (50' R/W) at the northeast corner of said Lot 1. Also being on the west line of the 0.6883 acre tract of Perry Pike Holdings II, LLC (Official Record 395, page 1881 & Deed Record 263, page 439, PN 04-00688.000), and the TRUE POINT OF BEGINNING

Thence South 01 deg.-33'-13" West (assumed bearing), 191.16 feet along said west line (passing over an iron pipe found at 5.27 feet) to an iron rod set at the northwest corner of the 1.069 acre tract of 480 Properties LLC (Official Record 301, page 1007, PN 04-00166.003).

Thence North 83 deg.-51'-38" West, 121.42 feet crossing said Lot 1 to an iron rod set on an east right-of-way line of Village Boulevard (66' R/W).

Thence with five consecutive courses, the first four with said right-of-way line of Village Boulevard and the last course with said south right-of-way line of Perry Pike:

- 1) Along the arc of a curve to the right, having a radius of 167.00 feet, an arc length of 31.18 feet, a delta angle of 10 deg.-41'-49", and the chord of which bears: (North 28 deg.-27'-41" East, 31.13 feet) to an iron rod set.
- 2) Along the arc of a curve to the left, having a radius of 233.00', an arc length of 112.78 feet, a delta angle of 27 deg.-43'-56", and the chord of which bears: (North 19 deg.-56'-37" East, 111.68 feet) to an iron rod set.
- 3) North 06 deg.-04'-39" East, 28.27 feet to an iron rod set.
- 4) Along the arc of a curve to the right, having a radius of 25.00 feet, an arc length of 39.30 feet, a delta angle of 90 deg.-04'-04", and the chord of which bears: (North 51 deg.-06'-41" East, 35.38 feet) to an iron rod set.
- 5) South 83 deg.-51'-17" East, 42.69 feet to the TRUE POINT OF BEGINNING.

Bearing was assumed from the plat of said Plain City Commons. The tract as described from an actual field survey performed on or about September 07, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.370 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.

