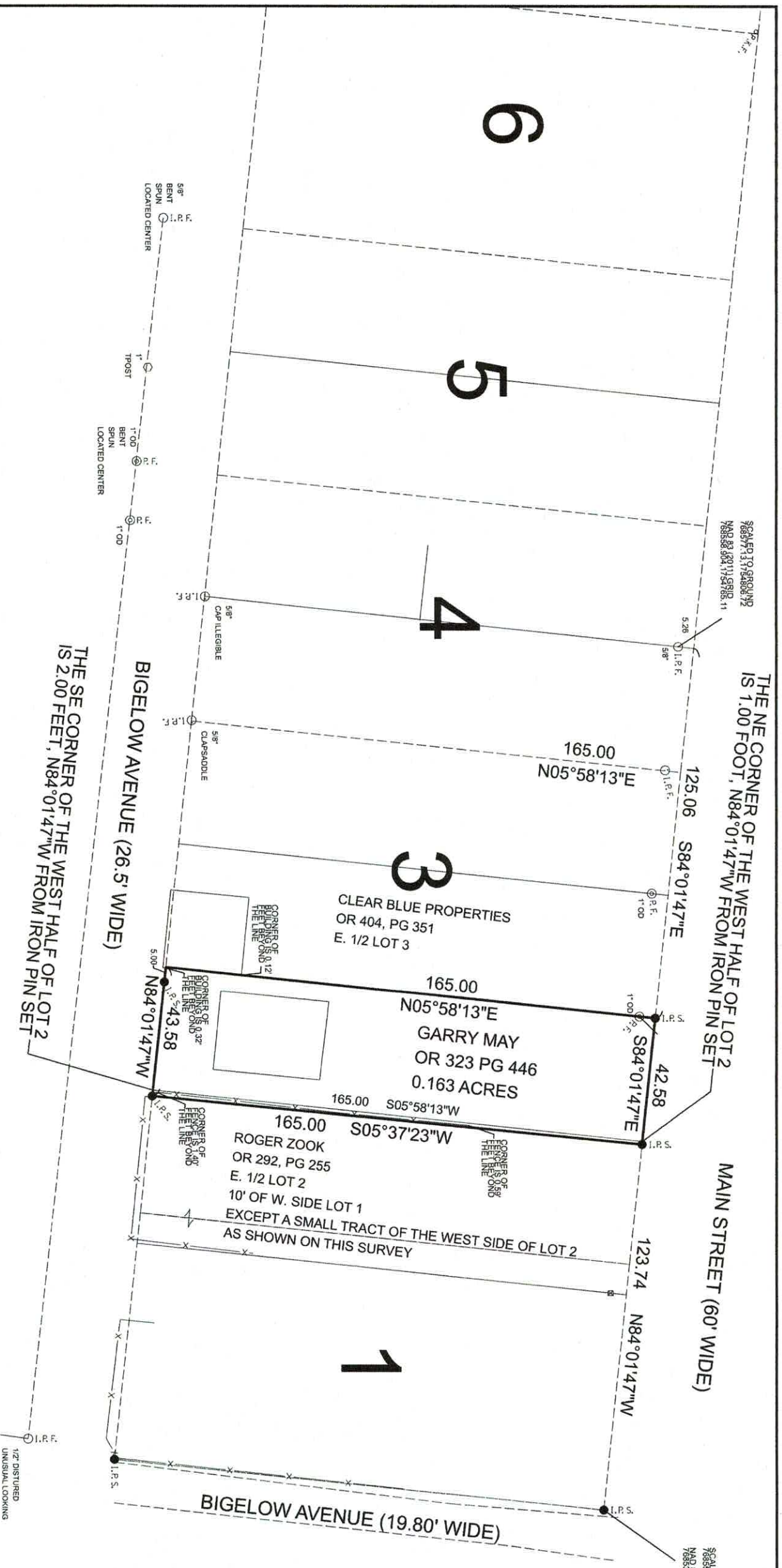


Survey References:
 48-22
 77-02
 80-22
 103-17
 DA-48B
 VALLEY
 BIGELOW3
 BIGELOW5

MONUMENT LEGEND

- I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP 5/8" X 30"
- ⊗ R.F. IRON PIPE FOUND
- M.N.S. MAG NAIL SET
- ⊞ SOUNDING UNDER ASPHALT
- ⊙ P.K.F. P.K. NAIL FOUND
- ⚡ RAILROAD SPIKE SET
- ORIGINAL SUBDIVISION LINE
- PROPERTY LINES PER DEED
- x-x-x-x-x-x FENCE
- ASPHALT

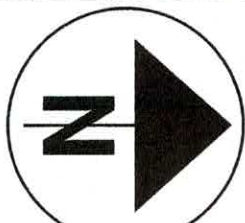
1/2" UNUSUAL LOOKING
 I.P.F.



THE SE CORNER OF THE WEST HALF OF LOT 2 IS 2.00 FEET, N84°01'47"W FROM IRON PIN SET

THE NE CORNER OF THE WEST HALF OF LOT 2 IS 1.00 FOOT, N84°01'47"W FROM IRON PIN SET

Bearings are based on Ohio State Plane NAD 83 South Zone VRS (2011)
 Scaled to the ground at 0,0 with a scale factor of 1.0000237137 using Geoid 18



HORIZONTAL SCALE 1 INCH = 40.00 SVFT



GRANTOR: GARRY MAY
 GRANTEE: DANIEL RABER

LOCATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY BEING : ALL OF THE WEST HALF OF LOT 2 AND PART OF EAST HALF OF LOT 2, IN THE VILLAGE OF PLAIN CITY, FORMERLY PLEASANT VALLEY PLAT OF PLEASANT VALLEY, PLAT BOOK 1 P.G. 3

GRAND LAKE SURVEYING LLC
 15730 MACKLIN RD MARYSVILLE OH
 PHONE: 614-353-8462
 EMAIL: TIM@GRANDLAKESURVEYING.COM
 WWW.GRANDLAKESURVEYING.COM
 BASED ON AN ACTUAL FIELD SURVEY

Timothy A. Burkholder DATE: 2/27/2023
 TIMOTHY A. BURKHOLDER P.S. 8468

Exhibit A
Combination of 2 Parcels
Pleasant Valley Subdivision
W. half of Lot 2
part of E. half Lot 2
257 East Main Street
Plain City, Ohio

Situated in the State of Ohio, County of Madison, in the Township of Darby, being all of the West half of lot 2 and part of the East half of lot 2 of the Pleasant Valley Plat, (now Village of Plain City) found in Plat book 1, page 3, also being parcel one and two of Exhibit A2 of Garry May found in Official Record 323, page 446, located in the Madison County Recorder's Office, being more particularly described as follows:

Commencing at Iron Pin Set at the North East Corner of Said Pleasant Valley Subdivision found where the southern right of way line of Main Street (also State Route 161), being 60 feet wide, meets the western right of way line of Washington Street 19.8 feet wide;

thence with the northern line of said Pleasant Valley Subdivision, also the southern right of way line of said Main Street, $N84^{\circ}01'47''W$, a distance of 123.74 feet, to an Iron Pin Set, being, $S84^{\circ}01'47''E$, 1.00 feet of the N.E. corner of the West Half of Lot 2 of said subdivision, also being the **TRUE POINT OF BEGINNING**;

thence on the property line referenced in OR 292, Pg 255, in the name of Roger Zook, **$S05^{\circ}37'23''W$, 165.00 feet**, to an **IRON PIN SET**, being $S84^{\circ}01'47''E$, 2.00 feet of the S.E. corner of the West half of said Lot 2;

thence along the south line of said Lot 2, **$N84^{\circ}01'47''W$, 43.58 feet**, to the **S.W. corner of said Lot 2**, passing through and Iron Pin Set at a distance of 38.58 feet for reference as the True Corner is in a building;

thence with the West line of said Lot 2, **$N05^{\circ}58'13''E$, 165.00 feet**, (passing through a 1" Pipe Found at a distance of 159.70 feet), to an **Iron Pin Set**, at the N.W. corner of said Lot 2;

thence with the north line of said Lot 2, **$S84^{\circ}01'47''E$, 42.58 feet**, (passing through the N.E. corner of the W. Half of said Lot 2 at a distance of 41.58 feet, also being the **TRUE POINT OF BEGINNING**;

Containing 0.163 acres, more or less, however subject to all legal road right of way and prior easements of record. All Iron Pins Set are 5/8" inch diameter and 30" long with a pink cap stamped "Grand Lake P.S. 8468". This description was written from an actual field survey in February of 2023 by Grand Lake Surveying LLC.

Bearings are based on Ohio State Plane NAD 83 South Zone (2011) (epoch 2010) Scaled to the ground at 0,0 with a scale factor of 1.0000237137 using GEOID 18.

GRAND LAKE SURVEYING LLC
15730 MACKLIN RD. MARYSVILLE, OH 43040
PHONE: 614-353-8462
EMAIL: TIM@GRANDLAKESURVEYING.COM
WWW.GRANDLAKESURVEYING.COM

 Date: 2/27/2023
TIMOTHY A. BURKHOLDER P.S. 8468
original signature in blue ink

