

2305.4067
BOUNDARY SURVEY
MADISON COUNTY

LEGEND

- FIRC-FOUND IRON ROD, CAPPED
- FIR-FOUND IRON ROD
- FIP-FOUND IRON PIPE
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"R RUFFING PS 8423 EXACTA LAND SURVEYORS"
- MONUMENT BOX 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:

- SURVEY 2-15, MADISON COUNTY ENGINEER'S OFFICE.
- SURVEY 23-09, " "
- SURVEY 91-92, " "
- CHARLES AMENN'S ADDITION TO THE VILLAGE OF PLAIN CITY, PLAT BOOK 1, PAGE 101, MADISON COUNTY RECORDER'S OFFICE.
- B.H. MARSHALL'S ADDITION, PLAT BOOK 1, PAGE 74, MADISON COUNTY RECORDERS OFFICE.
- DEEDS AS SHOWN HEREON.
- MADISON COUNTY TAX MAPS/GIS.

SUBJECT PARCEL

LOT 9, PT. OF LOTS 8 & 7
PN 04-00007.00 (LOT 9)
PN 04-00005.00 (PT. LOT 8)
PN 04-00006.00 (PT. LOT 7)
AMES F. ALLEN, TR.
SHIRLEY A. ALLEN, TR.
O.R. BOOK 349, PAGE 2551
AREA = 32,486.49 S.F.
= 0.746 AC.

BASIS OF BEARINGS:

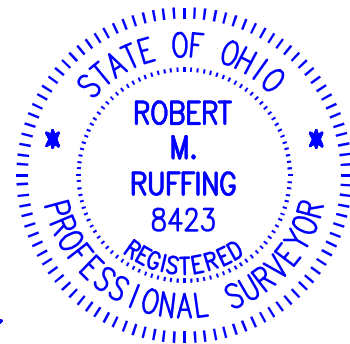
THE BEARINGS FOR THIS SURVEY ARE BASED ON SURVEY 23-09, ON FILE AT THE MADISON COUNTY ENGINEER'S OFFICE, HOLDING FOUND AND USED MONUMENTS ALONG THE WEST RIGHT OF WAY OF SOUTH CHILLICOTHE STREET AS SHOWN HEREON, WHICH IS BEARING S 22°43'54" E.

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.

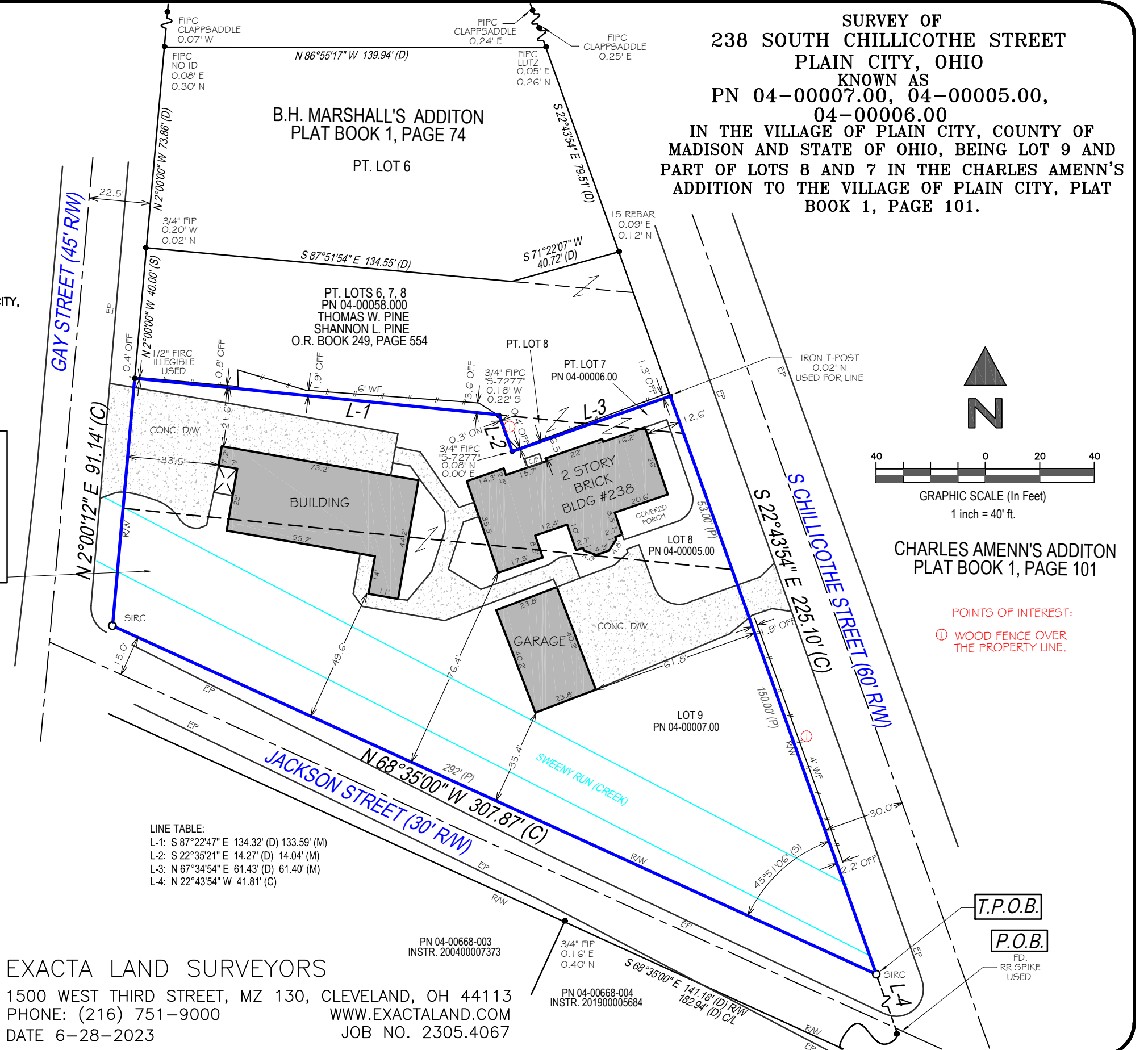
THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JUNE OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



ROBERT RUFFING, P.S.
REGISTERED SURVEYOR NO. 8423

DATE 6-28-2023
REV. 6-29-2023
REV. 7-11-2023



LINE TABLE:

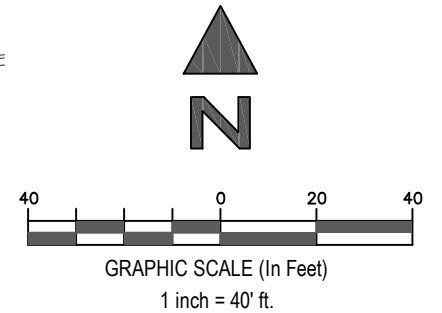
- L-1: S 87°22'47" E 134.32' (D) 133.59' (M)
- L-2: S 22°35'21" E 14.27' (D) 14.04' (M)
- L-3: N 67°34'54" E 61.43' (D) 61.40' (M)
- L-4: N 22°43'54" W 41.81' (C)

EXACTA LAND SURVEYORS

1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000 WWW.EXACTALAND.COM
DATE 6-28-2023 JOB NO. 2305.4067

SURVEY OF
238 SOUTH CHILLICOTHE STREET
PLAIN CITY, OHIO
KNOWN AS
PN 04-00007.00, 04-00005.00,
04-00006.00

IN THE VILLAGE OF PLAIN CITY, COUNTY OF
MADISON AND STATE OF OHIO, BEING LOT 9 AND
PART OF LOTS 8 AND 7 IN THE CHARLES AMENN'S
ADDITION TO THE VILLAGE OF PLAIN CITY, PLAT
BOOK 1, PAGE 101.



CHARLES AMENN'S ADDITION
PLAT BOOK 1, PAGE 101

POINTS OF INTEREST:

- ① WOOD FENCE OVER THE PROPERTY LINE.

T.P.O.B.

P.O.B.

FD. RR SPIKE USED

LEGAL DESCRIPTION

for Parcel Numbers 04-00007.00, 04-00005.00, 04-00006.00

at 238 Chillicothe Street

Plain City, Ohio

Situated in the Village of Plain City, County of Madison and State of Ohio, being Lot 9 and part of lots 8 and 7 in the Charles Amenn's Addition to the Village of Plain City (Plat Book 1, Page 101, Madison County Recorder's Office), conveyed to Ames F. Allen and Shirley A. Allen (O.R. Book 349, Page 2551), bounded and described as follows:

Beginning at a found and used railroad spike at the intersection of the north right of way of Jackson Street (30' R/W) and the west right of way of South Chillicothe Street (60' R/W);

Thence N 22°43'54" W, 41.81 feet to a set 5/8" x 30" capped iron rod ("LANDMARK SURVEY") at the intersection of the north right of way of said Jackson Street and the west right of way of said South Chillicothe Street, also being the True Point of Beginning at the southeast corner of the parcel herein described in the following 6 courses:

Course 1: Thence along the north right of way line of said Jackson Street, N 68°35'00" W, 307.87 feet to a set 5/8" x 30" capped iron rod ("LANDMARK SURVEY") at the southwest corner of Lot 9 at the intersection of the north right of way line of said Jackson Street and the east right of way line of Gay Street (45' R/W);

Course 2: Thence along the east right of way of said Gay Street, N 2°00'12" E, 91.14 feet to a found and used 1/2" capped iron rod (illegible) at the northwest corner, being the common corner of Lots 7 and 8 of said subdivision and the southwest corner of a parcel conveyed to Thomas W. Pine and Shannon L. Pine (O.R. Book 249, Page 554);

Course 3: Thence along said common line and along the south line of said Pine lands, S 87°22'47" E, 134.32 feet to an interior corner, as monumented by a 3/4" iron pipe, capped ("S-7277"), found 0.18 feet west and 0.22 feet south of the corner, also being an interior corner of said Pine lands;

Course 4: Thence leaving said common line and into Lot 8, S 22°35'21" E, 14.27 feet to an interior corner, as monumented by a 3/4" iron pipe, capped ("S-7277"), found 0.00 feet east and 0.08 feet north of the corner, also being an interior corner of said Pine lands;

Course 5: Thence N 67°34'54" E and passing into Lot 7, 61.43 feet to the northeast corner along the west right of way of said South Chillicothe Street, as monumented by an iron t-post, found 0.02' north of the line, also being the southeast corner of said Pine lands;

Course 6: Thence along said west right of way, S 22°43'54" E, 225.10 feet to the True Point of Beginning at the southeast corner, containing 32,486.49 square feet, or 0.746 acres and being subject to all legal highways, easements, reservations or restrictions of record, if any.

The basis of bearings for this survey are based on Survey 23-09, on file at the Madison County Engineer's Office, holding found and used monumentation along the west line of Chillicothe Street, which is bearing S 22°43'54" E.

The intent of this legal description is to retrace and describe this parcel based on an actual field survey performed in June 2023 by Exacta Land Surveyors, LLC.

Prepared by Robert M. Ruffing, P.S. 8423, in July 2023.

Robert M. Ruffing 7-11-23

