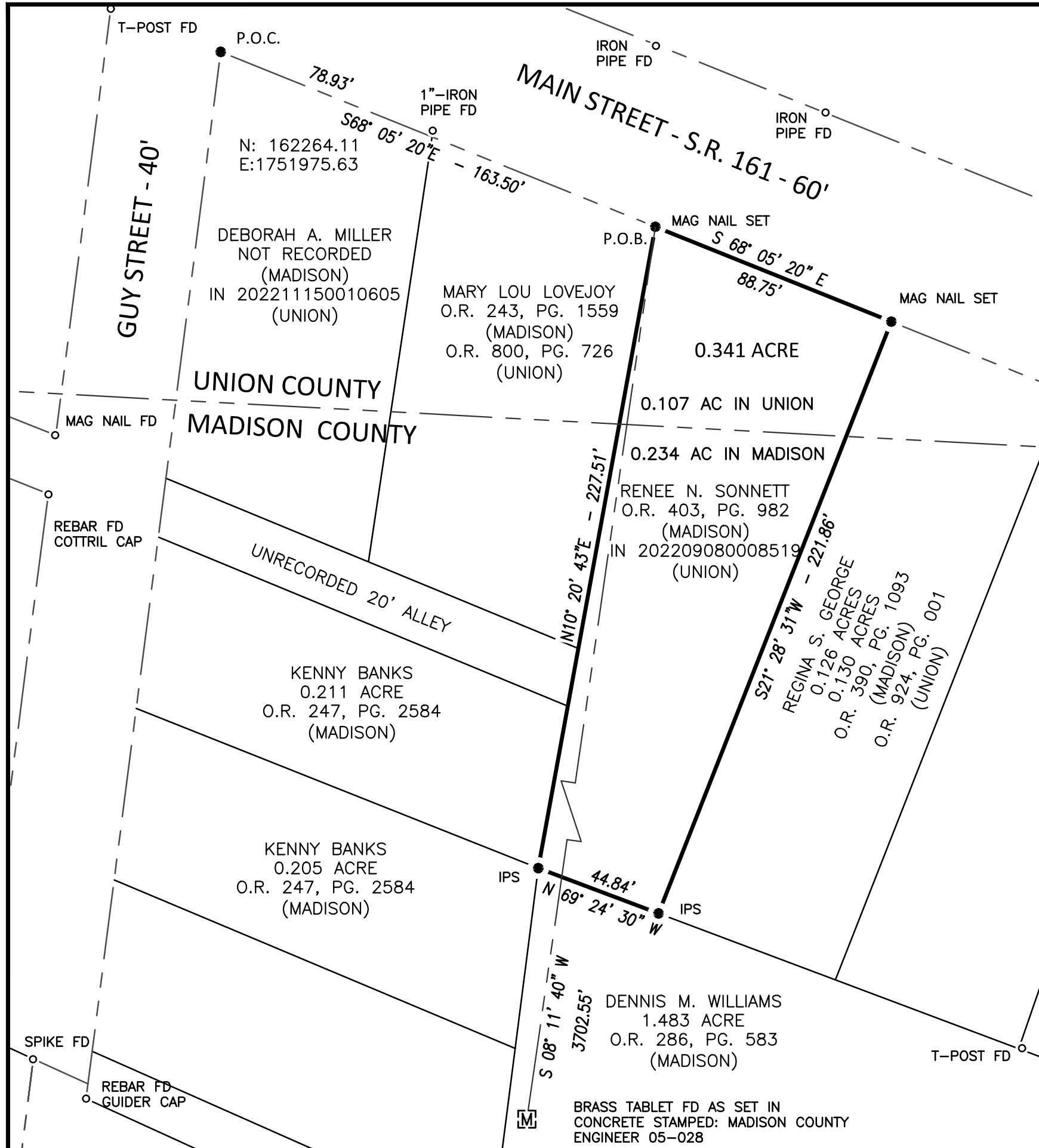


PLOTTED: Aug 24, 2023 - 9:15am  
 DRAWING: M:\23004 (DGL Dublin - Misc Surveys)\B-Sonnet Survey\SURVEY\DWG\23004-08-SRVY.dwg: 11x17



- LEGEND**
- MONUMENT FOUND
  - MONUMENT SET
  - (C) CALCULATED DISTANCE
  - (M) MEASURED DISTANCE
  - (REC) RECORD DISTANCE
  - R/W RIGHT-OF-WAY
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT

**FLOOD ZONE:**  
 FLOOD ZONE: "X"  
 PANEL NUMBER: 39097C0057D  
 EFFECTIVE DATE: JUNE 18, 2010

**PARCEL INFORMATION:**  
 MADISON COUNTY  
 PARCEL NO. 04-00571.000  
  
 UNION COUNTY  
 PARCEL NO. 18-0001003.0000  
 MAP NO. 144-14-06-003.000

**REFERENCES:**  
 - COUNTY DEED/OFFICIAL RECORD BOOKS AND PAGES AS SHOWN AND OF RECORD IN THE RECORDER'S OFFICE, UNION COUNTY AND MADISON COUNTY, OHIO.

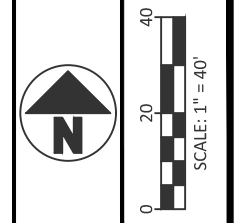
**NOTE:**  
 IRON PINS SET ARE 5/8" DIAMETER X 30" LONG IRON PINS WITH CAP "DGL-MAS 8232"

**BASIS OF BEARINGS:**  
 THE BEARINGS SHOWN HEREON ARE BASED OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (2011 ADJUSTMENT - NAD 83 - GEOID 18) AND ARE FOR THE SOLE PURPOSE OF SHOWING ANGULAR MEASUREMENT.

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

*Mark Alan Smith*  
 MARK ALAN SMITH, P.S.  
 OHIO PROFESSIONAL SURVEYOR NO. 8232

08/24/2023  
 DATE



NO	REVISION	DATE
9		
8		
7		
6		
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1		



**RENEE SONNETT**  
 PART OF VIRGINIA MILITARY SURVEY 7758-7830,  
 CITY OF PLAIN CITY,  
 MADISON AND UNION COUNTY, OHIO  
**SURVEY**

FILE: 23004-08-SRVY.dwg  
 JOB NO.: 23004-08  
 DRAWN BY: MAS  
 ISSUED: 07/25/2023



## **DGL Consulting Engineers, LLC**

*Providing civil engineering solutions since 1926.*

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### **LEGAL DESCRIPTION**

0.341 Acre Parcel

Situated in the State of Ohio, County of Madison, City of Plain City and in County of Union, Township of Jerome, City of Plain City, being within Virginia Military District 7758-7830, being all of that tract of land as described in deed to Renee N. Sonnett, of record in Official Record 403, Page 982 (Parcel No. 04-00571.000 - Madison County) and in Instrument 202209080008519 (Parcel No. 18-0001003.0000 – Map No. 144-14-06-003.000 - Union County) all being of record in the Recorder's Office, Madison and Union County, Ohio (as noted) and being further bounded and described as follows:

Commencing at an iron pin set at the intersection of the south right of way line of Main Street (State Route 161 – 60 feet wide) and the east right of way line of Guy Street (40 feet wide), also being at the northwest corner of that tract of land described in deed to Deborah A. Miller, of record in Instrument 202211150010605 (Union County only);

Thence South 68°05'20" East, a distance of 163.50 feet, passing a 1-inch iron pipe found at a distance of 78.93 feet, with the south right of way line of said Main Street, and in part with the north line of said Miller tract and in part with the north line of that tract of land described in deed to Mary Lou Lovejoy, of record in Official Record 243, Page 1559 (Madison County) and in Official Record 800, Page 726 (Union County), to an mag nail set at the common corner of said Sonnett tract and said Lovejoy tract, also being referenced by a Brass Tablet found as set in concrete stamped " Madison County Engineer 05-028" that is South 08°11'40" West, 3702.55 feet from said mag nail set at the **POINT OF BEGINNING** of the parcel herein described;

Thence South 68°05'20" East, a distance of 88.75 feet, with the north line of said Sonnett tract and the south right of way line of said Main Street, to an mag nail set at the common corner of said Sonett tract and that 0.130 acre tract described in deed to Regina S George, of record in Official Record 390, Page 1093 (Madison County) and in Official Record 924, Page 001 (Union County);

Thence South 21°28'31" West, a distance of 221.86 feet, with the common line of said Sonnett tract, said 0.130 acre tract and that 0.126 acre tract described in deed to said Regina S. George, to an iron pin set at the common corner of said Sonett tract and said 0.126 acre tract, said iron pin also being in the north line of that 1.483 acre tract of land described in deed to Dennis M. Williams, of record in Official Record 286, Page 583 (Madison County only);

Thence North 69°24'30" West, a distance of 44.84 feet, with the common line of said Sonnett tract and said Williams tract, to an iron pin set at the common corner of said Sonett tract, said 1.483 acre tract and that 0.211 acre tract and that 0.205 acre tract described in deed to Kenny Banks, of record in Official Record 247, Page 2584 (Madison County only);

Thence North 10°20'43" East, a distance of 227.51 feet, with the common line of said Sonnett tract, said 0.211 acre tract and said Lovejoy tract, to the **POINT OF BEGINNING**, containing 0.341 acre, more or less, 0.107 acre of said 0.341 acre being within Union County and 0.234 acre of said 0.341 acre being within Madison County, and subject to all easements, rights of way and restrictions of record.

The above legal description is based on a on ground land survey performed during July of 2023, by DGL Consulting Engineers, LLC and was prepared by Mark Alan Smith, Ohio Professional Surveyor #8232.

**NOTE:** The bearings in this legal description are based Ohio State Plane Coordinate System, North Zone (2011 adjustment – NAD 83 – GEOID 18) and are used only for the purpose of describing angular measurements.



08/24/2023

Date: \_\_\_\_\_

Mark Alan Smith, PS  
Ohio Professional Surveyor #8232  
**DGL Consulting Engineers, LLC**

