

2312.2668  
 LOT SPLIT SURVEY  
 MADISON COUNTY

DOCUMENTS USED:  
 SURVEY 53-00, MADISON COUNTY AUDITOR'S OFFICE.  
 SURVEY MO-12-C,  
 DEEDS AS SHOWN HEREON.  
 MADISON COUNTY TAX MAPS/GIS.

PLAT OF LOT SPLIT  
 FOR ROBERT E. WELCH  
 AT  
 7576 & 7578 WOODS WEST AVENUE  
 PLAIN CITY, OHIO  
 CREATING TWO NEW PARCELS  
 KNOWN AS PARCEL 'A' & PARCEL 'B'  
 IN THE  
 TOWNSHIP OF MONROE, COUNTY OF MADISON  
 STATE OF OHIO, IN THE VIRGINIA MILITARY  
 DISTRICT SURVEY NO. 2884.

LEGEND

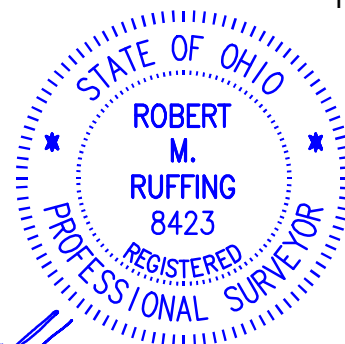
- FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"EXACTA SURVEYORS 8423"
- Ⓧ-FD/SET DRILL HOLE AS NOTED
- Ⓜ-FD/SET MAG NAIL AS NOTED
- Ⓡ-FD/SET RR SPIKE AS NOTED
- Ⓣ-FD T-BAR/POST AS NOTED
- FOUND MONUMENT AS NOTED
- 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

BASIS OF BEARINGS:  
 THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS), HOLDING FOUND AND USED MONUMENTATION ALONG THE CENTERLINE OF WOODS WEST AVENUE AS SHOWN HEREON, WHICH IS OBSERVED BEARING S 56°27'00" W.

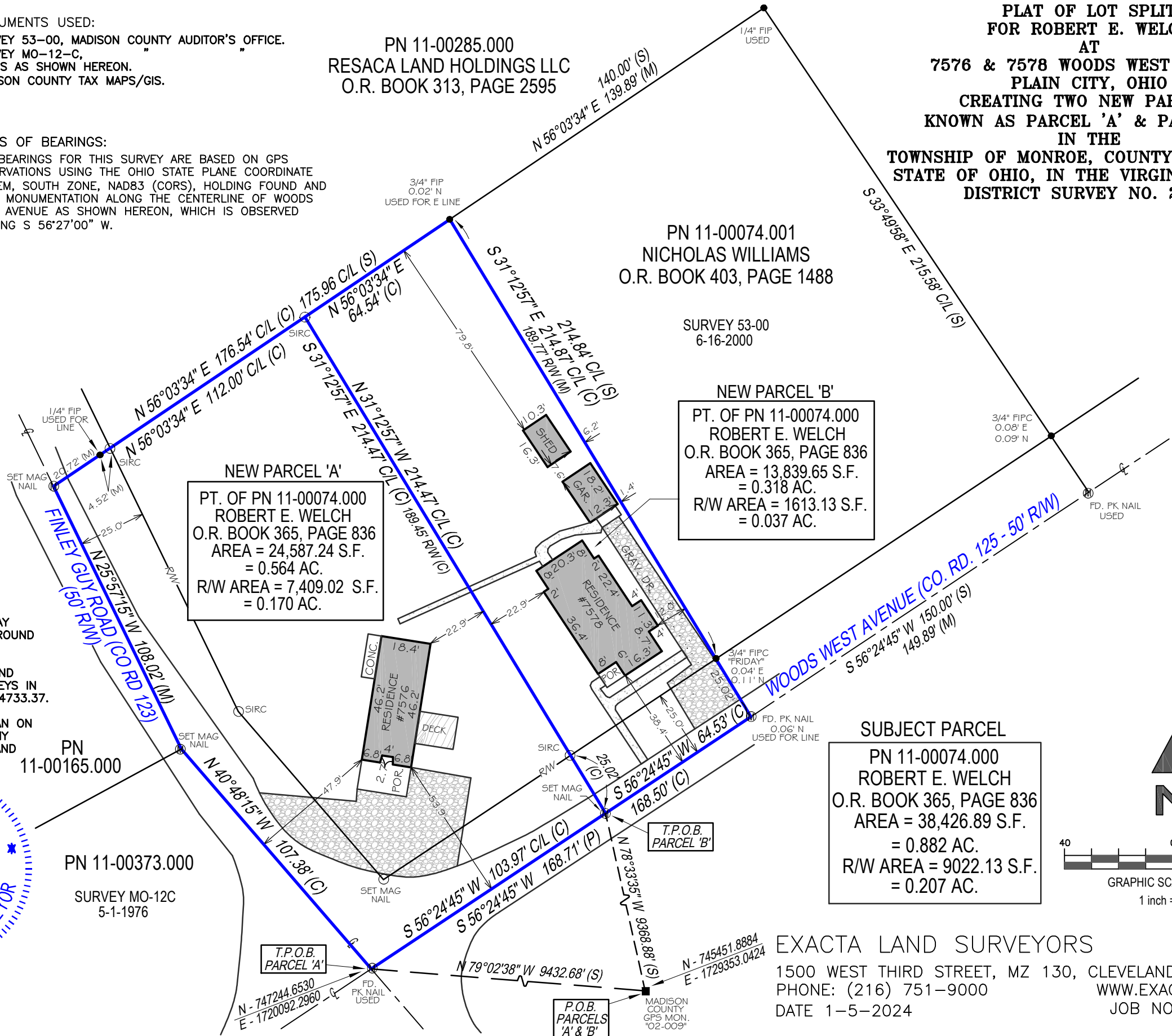
NOTE:  
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

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 DECEMBER 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.



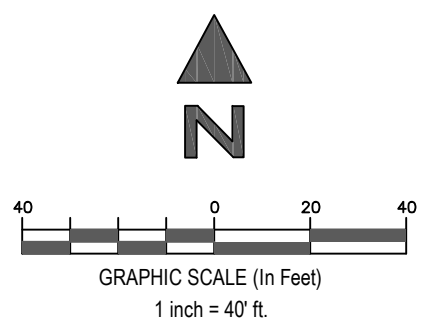
*Robert M. Ruffing*  
 ROBERT RUFFING, P.S.  
 REGISTERED SURVEYOR NO. 8423  
 DATE 1-5-2024  
 REV. 1-16-2024



NEW PARCEL 'A'  
 PT. OF PN 11-00074.000  
 ROBERT E. WELCH  
 O.R. BOOK 365, PAGE 836  
 AREA = 24,587.24 S.F.  
 = 0.564 AC.  
 R/W AREA = 7,409.02 S.F.  
 = 0.170 AC.

NEW PARCEL 'B'  
 PT. OF PN 11-00074.000  
 ROBERT E. WELCH  
 O.R. BOOK 365, PAGE 836  
 AREA = 13,839.65 S.F.  
 = 0.318 AC.  
 R/W AREA = 1613.13 S.F.  
 = 0.037 AC.

SUBJECT PARCEL  
 PN 11-00074.000  
 ROBERT E. WELCH  
 O.R. BOOK 365, PAGE 836  
 AREA = 38,426.89 S.F.  
 = 0.882 AC.  
 R/W AREA = 9022.13 S.F.  
 = 0.207 AC.



EXACTA LAND SURVEYORS  
 1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113  
 PHONE: (216) 751-9000  
 DATE 1-5-2024  
 WWW.EXACTALAND.COM  
 JOB NO. 2312.1658

**LEGAL DESCRIPTION for**  
**Parcel 'A' – Part of Parcel Number 11-00074.000**  
**at 7576 Woods West Avenue**  
**Plain City, Ohio**

Situated in the Township of Monroe, County of Madison and State of Ohio, being in the Virginia Military District Survey No. 2884, conveyed to Robert E. Welch (O.R. Book 365, Page 836), bounded and described as follows:

Beginning at a found and used 3-inch brass disk ("Madison County Engineer Survey Monument 02-009") in a 1-foot diameter concrete monument 5 feet south of the Prince Hilliard's Road and approximately 25 feet east of Lafayette-Plain City Road;

Thence N  $79^{\circ}02'38''$  W, 9432.68 feet to a found and used Mag nail at the centerline intersection of Woods West Avenue (C.R. 125 – 50' R/W) and Finley Guy Road (C.R. 123 – 50' R/W), being the True Point of Beginning at the southeast corner of the parcel herein described in the following 5 courses:

Course 1: Thence along the centerline of said Finley Guy Road, N  $40^{\circ}48'15''$  W, 107.38 feet to a set Mag nail at an angle point;

Course 2: Thence continuing along said centerline, N  $25^{\circ}57'15''$  W, 108.02 feet to a set Mag nail at the northwest corner, also being the southwest corner of a parcel conveyed to Resaca Land Holdings LLC (O.R. Book 313, Page 2595);

Course 3: Thence leaving said centerline and along the south line of said Resaca Land Holdings LLC parcel, N  $56^{\circ}03'34''$  E, passing a found and used for line 1/4" iron pipe at 20.72 feet, and passing a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") on the east right of way of Finley Guy Road at 25.24 feet, a total distance of 112.00 feet to set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at the northeast corner, also being the northwest corner of Parcel 'B' (part of PN 11-00074.000, conveyed to Robert E. Welch, O.R. Book 365, Page 836);

Course 4: Thence along the west line of said Parcel 'B', S  $31^{\circ}12'57''$  E, passing a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at 189.45 feet on the north right of way line of Woods West Avenue (C.O. Rd. 125 – 50' R/W), a total distance of 214.47 feet to a set Mag nail at the southeast corner on the centerline of said Woods West Avenue, also being the southwest corner of said Parcel 'B';

Course 5: Thence along said centerline, S 56°24'45" W, 103.97 feet to the True Point of Beginning, containing 24,587.24 square feet, or 0.564 acres, including 7409.02 square feet, or 0.170 acres within the right of ways, 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 GPS observations using the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS), holding found and used monumentation along the centerline of Woods West Avenue, which is observed bearing S 56°24'45" W.

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

Prepared by Robert M. Ruffing, P.S. 8423, in January 2024.

PENDING COUNTY APPROVAL – SUBJECT TO REVISIONS

*Robert M. Ruffing 1-11-24*



**LEGAL DESCRIPTION for**  
**Parcel 'B' – Part of Parcel Number 11-00074.000**  
**at 7578 Woods West Avenue**  
**Plain City, Ohio**

Situated in the Township of Monroe, County of Madison and State of Ohio, being in the Virginia Military District Survey No. 2884, conveyed to Robert E. Welch (O.R. Book 365, Page 836), bounded and described as follows:

Beginning at a found and used 3-inch brass disk ("Madison County Engineer Survey Monument 02-009") in a 1-foot diameter concrete monument 5 feet south of the Prince Hilliard's Road and approximately 25 feet east of Lafayette-Plain City Road;

Thence N 78°33'35" W, 9368.88 feet to a set Mag nail on the centerline of Woods West Avenue (C.R. 125 – 50' R/W) at the southeast corner of Parcel 'A', (part of PN 11-00074.000, conveyed to Robert E. Welch, O.R. Book 365, Page 836), and being the True Point of Beginning at the southwest corner of the parcel herein described in the following 4 courses:

Course 1: Thence along the east line of said Parcel 'A', N 31°12'57" W, passing a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") on the north right of way of said Woods West Avenue at 25.02 feet, a total distance of 214.47 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at the northwest corner, also being the northeast corner of said Parcel 'A' and along the south line of a parcel conveyed to Resaca Land Holdings LLC (O.R. 313, Page 2595);

Course 2: Thence along the south line of said Resaca Land Holdings LLC parcel, N 56°03'34" E, 64.54 feet to the northeast corner, as monumented by a 3/4" iron pipe, found on line at 0.02 feet north of the corner, also being the northwest corner of a parcel conveyed to Nicholas Williams (O.R. Book 403, Page 1488);

Course 3: Thence along the west line of said Williams parcel, S 31°12'57" E, passing a 3/4" iron pipe, capped ("FRIDAY"), found 0.04 feet east and 0.11 feet north of the intersection with the north right of way line of said Woods West Avenue at 189.77 feet, a total distance of 214.87 feet to set Mag nail at the southeast corner, also being the southwest corner of said Williams parcel;

Course 4: Thence along said centerline, S 56°24'45" W, 64.53 feet to the True Point of Beginning, containing 13,839.65 square feet, or 0.318 acres, including 1613.13 square feet, or 0.037 acres within the right of way, 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 GPS observations using the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS), holding found and used monumentation along the centerline of Woods West Avenue, which is observed bearing S 56°24'45" W.

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

Prepared by Robert M. Ruffing, P.S. 8423, in January 2024.

PENDING COUNTY APPROVAL – SUBJECT TO REVISIONS

*Robert M. Ruffing 1-11-24*

