

SURVEY OF  
 PN B06-0-001-00-114-00 (PICKAWAY COUNTY)  
 AND 17-00758.00 (MADISON COUNTY)

KNOWN AS  
 14400 ERA ROAD  
 MOUNT STERLING, OHIO

IN THE STATE OF OHIO, BEING PART OF V.M.S. 464 IN THE  
 TOWNSHIP OF DARBY, PICKAWAY COUNTY, AND PART OF V.M.S. 464  
 IN THE TOWNSHIP OF PLEASANT, MADISON COUNTY.

PN B06-0-001-00-112-00  
 PLEASANT CEMETERY  
 D.B. 68, PG. 115  
 6.517 AC.

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—"LANDMARK SURVEY"
- Ⓧ—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
- CLF—CHAIN-LINK FENCE
- 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
- WF—WOOD FENCE

BASIS OF BEARINGS:  
 THE BEARINGS FOR THIS SURVEY ARE BASED ON THE DEED FOR THE SUBJECT PARCEL, HOLDING THE SPLIT OF THE PAVEMENT TO ESTABLISH THE CENTERLINE OF ERA ROAD AS SHOWN HEREON, WHICH IS BEARING N 31°00'00" E.

DOCUMENTS USED:  
 PLAT SHOWING LAND OF PLEASANT TWP. TRUSTEES & BRD. OF COUNTY COMMISSIONERS, PLEASANT TWP., MADISON CO., OHIO RIGHT-OF-WAY AND TRACK MAP, THE BALTIMORE AND OHIO RAILROAD COMPANY, V-144.1, PAGE 25, JUNE 30, 1918, REV. APRIL 22, 1986, ON FILE AT THE PICKAWAY COUNTY ENGINEER'S OFFICE.  
 DEEDS AS SHOWN HEREON.  
 PICKAWAY COUNTY AND MADISON COUNTY TAX MAPS/GIS.

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 APRIL OF 2024 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. 8423  
 STATE OF OHIO  
 DATE 5-5-2024  
 REV 5-15-2024  
 REV 5-18-2024

SUBJECT PARCEL -  
 MADISON COUNTY  
 PN 17-00758.00  
 LAWRENCE M. ZALIPSKI  
 O.R. 321, PG. 262  
 AREA = 16,805.43 S.F.  
 = 0.3858 AC.  
 IN R/W = 6709.98 S.F.  
 = 0.1541 AC.

PN 17-00632-000  
 UNKNOWN OWNER  
 NOT ON FILE

MADISON CO.  
 PN 17-00095.004  
 DREW A. BLACKSTONE  
 DANIELLE BLACKSTONE  
 O.R. 362, PAGE 2696

PICKAWAY CO.  
 PN B0600010012107  
 DREW A. BLACKSTONE  
 DANIELLE BLACKSTONE  
 O.R. 770, PAGE 4345  
 9.332 AC.

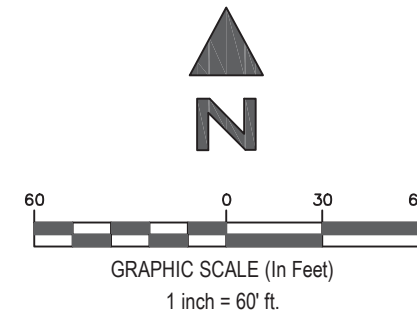
TOTAL AREA = 190,035.04 S.F.  
 = 4.3626 AC.  
 IN R/W = 21,090.24 S.F.  
 = 0.4842 AC.

SUBJECT PARCEL -  
 PICKAWAY COUNTY  
 PN B06-0-001-00-114-00  
 LAWRENCE M. ZALIPSKI  
 O.R. 647, PG. 897  
 AREA = 173,229.61 S.F.  
 = 3.9768 AC.  
 IN R/W = 14,380.26 S.F.  
 = 0.3301 AC.

PICKAWAY COUNTY  
 AUDITOR'S BREAKDOWN:  
 B-06-0-001-00-114-00 4.5300 AC.  
 LESS FROM NEW SURVEY -3.9768 AC.  
 DECREASED BY NEW SURVEY -0.5532 AC.  
 BALANCE 0.0000 AC.



SCALE: 1"=30'



LANDMARK  
 690 LAKEVIEW PLAZA BLVD., SUITE A, WORTHINGTON, OH 43805  
 PHONE: (614) 485-9000  
 DATE 5-5-2024  
 WWW.LANDMARKSURVEY.COM  
 JOB NO. 2404.2162

## **LEGAL DESCRIPTION**

**for PN B06-0-001-00-114-00 (Pickaway County)**

**and 17-00758.00 (Madison County)**

**at**

**14400 Era Road**

**Mount Sterling, Ohio**

Situated in the State of Ohio, being a part of V.M.S. 464 in the Township of Darby, Pickaway County, and part of V.M.S. 464 in the Township of Pleasant, Madison County, conveyed to Lawrence M. Zalipski (O.R. 647, Page 897 – 4.53 acres (Pickaway County); O.R. 321, Pg. 262 (Madison County), being in all of Auditor's Parcel Numbers B06-0-001-00-114-00 (Pickaway County) and 17-00758.000 (Madison County), bounded and described as follows:

Beginning at a set Mag nail on the centerline of McClimansville Cemetery Road (Madison County) and Era Road (Pickaway County Road 500 – 60' R/W) at the county line between Madison and Pickaway Counties, also being the True Point of Beginning of the parcel herein Described in the following 9 courses:

Course 1: Thence along the center line of said Era Road, N 31°00'00" E, 435.00 feet to a set Mag nail at the southwest corner of a Parcel conveyed to Pleasant Cemetery (D.B. 68, Pg. 115);

Course 2: Thence leaving said centerline and along the south line of said Pleasant Cemetery parcel, N 79°19'00" E, passing a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") along the south right of way line at 40.17 feet, a total distance of 558.48 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at the northeast corner along the west right of way of the CSX railroad (V-144.1, pg. 25, on file at the Pickaway County Engineers Office, R/W varies), also being the southeast corner of said Pleasant Cemetery parcel;

Course 3: Thence along said CSX north right of way line, S 48°38'56" W, 581.21 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at an angle point in the right of way;

Course 4: Thence along said CSX north right of way line, S 41°21'04" E, 5.00 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at an angle point in the right of way;

Course 5: Thence along said CSX north right of way line, S 48°38'56" W, 345.00 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at an angle point in the right of way;

Course 6: Thence along said CSX north right of way line, N 41°21'04" W, 5.00 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at an angle point in the right of way;

Course 7: Thence along said CSX north right of way line, S 48°38'56" W, passing into Madison County at 130.00 feet, a total distance of 269.40 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at the southwest corner at an angle point in the right of way, also being an interior corner of PN 17-00632-000 (unknown owner, not on file);

Course 8: Thence along the east line of said PN 17-00632-000, N 4°09'58" E, passing a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at 54.51 feet, a total distance of 120.96 feet to a set Mag nail at the northwest corner along the centerline of McClimansville Cemetery Road, also being the northeast corner of said PN 17-001632-000;

Course 9: Thence along said centerline, N 31°00'00" E, 225.00 feet to the True Point of Beginning, containing a total area of 190,035.04 square feet, or 4.3626 acres, including 21,090.24 square feet, or 0.4842 acres within the right of way, broken down by county as:

Pickaway County: 173,229.61 square feet, or 3.9768 acres, including 14,380.26 square feet, or 0.3301 acres within the right of way.

Madison County: 16,805.43 square feet, or .3858 acres, including 6709.98 square feet, or 0.1541 acres within the right of way, and subject to all legal highways, easements, reservations or restrictions of record, if any.

The intent of this legal description and survey is to retrace and describe this parcel as required by the Pickaway County Engineer in May 19, 2010, per the Ohio Administrative Code Chapter 4733-37, conforming to the minimum standards for boundary surveys.

The basis of bearings for this survey are from the deed for the subject parcel, holding the split of the edge of pavement of Era Road to establish a centerline bearing of N 31°00'00" E.

This legal description is based on an actual field survey performed in April of 2024.

Prepared by Robert M. Ruffing, PS 8423 in May 2024.

*Robert M. Ruffing 5-16-24*

