

PROPOSED LOT SPLITS  
 LANDS OF MARIA SCIACCA, TRUSTEE &  
 LANDS OF BARBARA K. LONG  
 VMS NO. 5125, VMS 7064 & VMS 8305,  
 VILLAGE OF PLAIN CITY, MADISON COUNTY, OHIO  
 TOWNSHIP OF DARBY, MADISON COUNTY, OHIO



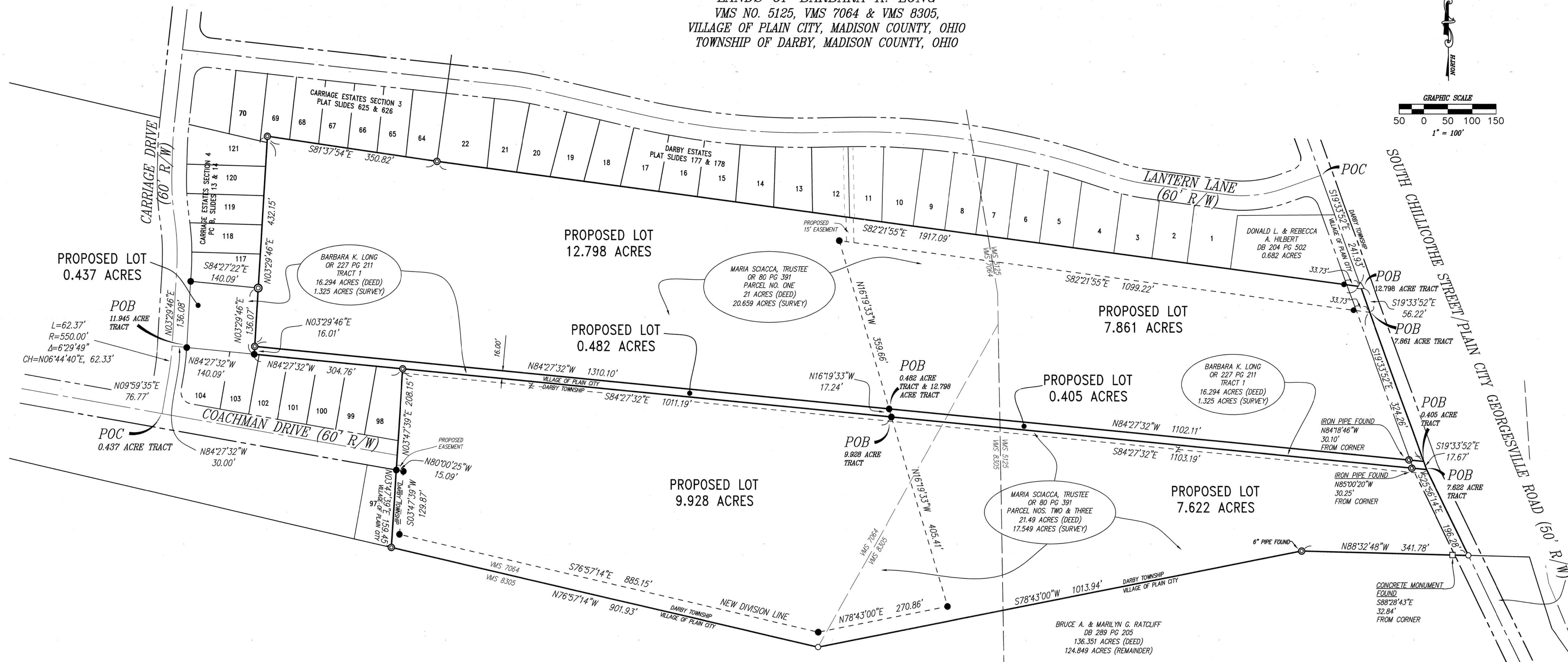
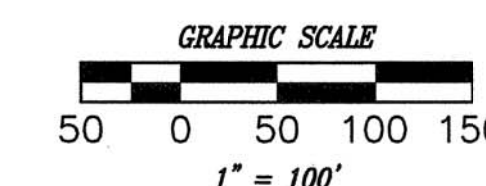
**KLEINGERS & ASSOCIATES**  
 350 Worthington Rd. Suite B, Westerville, OH 43082  
 (614) 882-4311 Fax (614) 882-4479  
 www.kleingers.com

REVISIONS

PROPOSED LOT SPLITS  
 LANDS OF MARIA SCIACCA, TRUSTEE &  
 LANDS OF BARBARA K. LONG  
 VMS NO. 5125, VMS 7064 & VMS 8305,  
 VILLAGE OF PLAIN CITY, MADISON COUNTY, OHIO  
 TOWNSHIP OF DARBY, MADISON COUNTY, OHIO

SCALE: 1"=100'  
 DATE: 04/28/09  
 DRAWN: MLK  
 DESIGNED:  
 CHECKED:  
 XREF:  
 JOB NO.: 080596.001

J. ALDER LOT SPLITS  
 Page  
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 Of  
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**LEGEND**

- MONUMENT BOX FOUND
- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- NAIL FOUND
- NAIL SET
- △ RAILROAD SPIKE FOUND
- ▲ RAILROAD SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET

**NOTES**

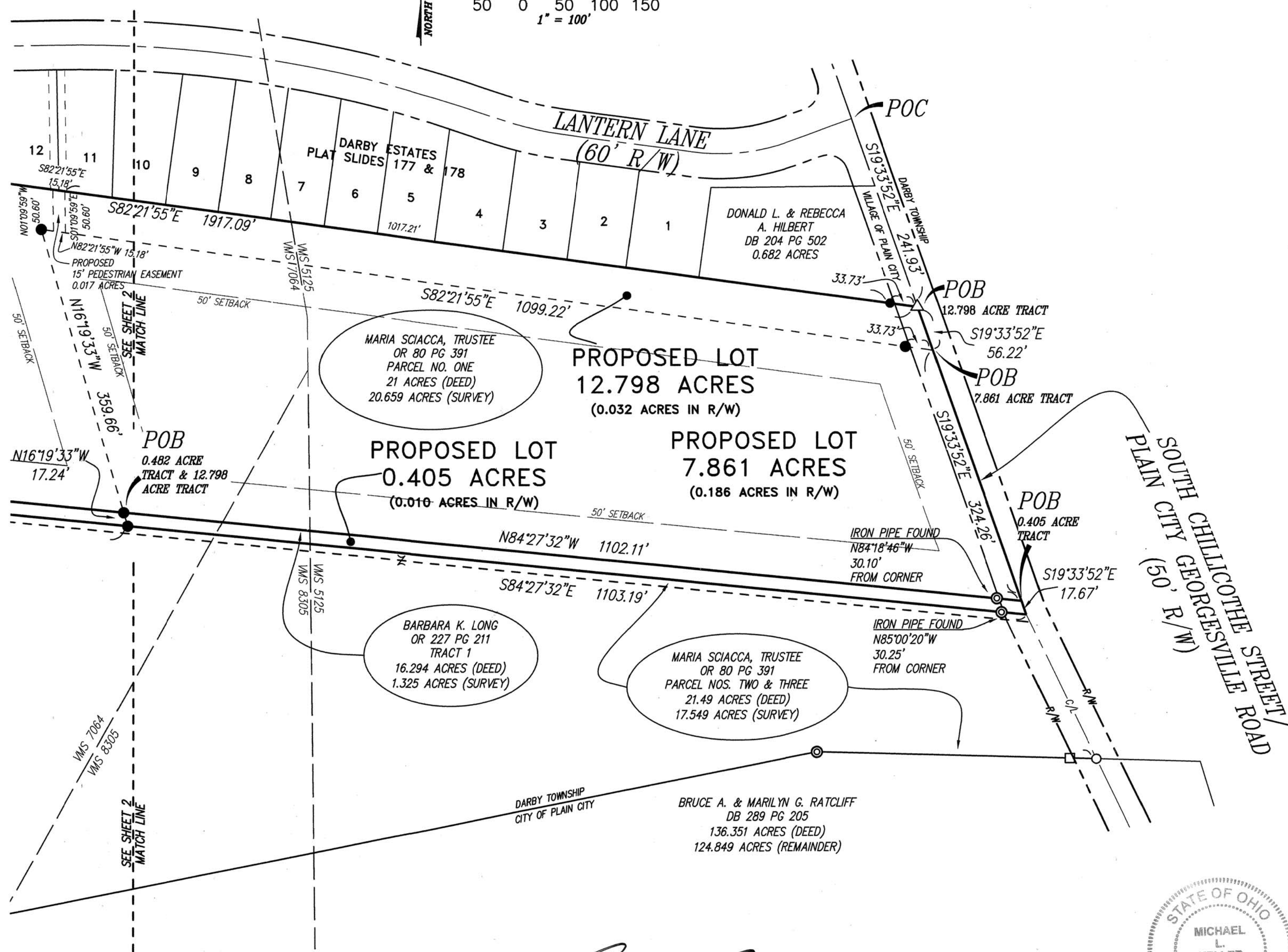
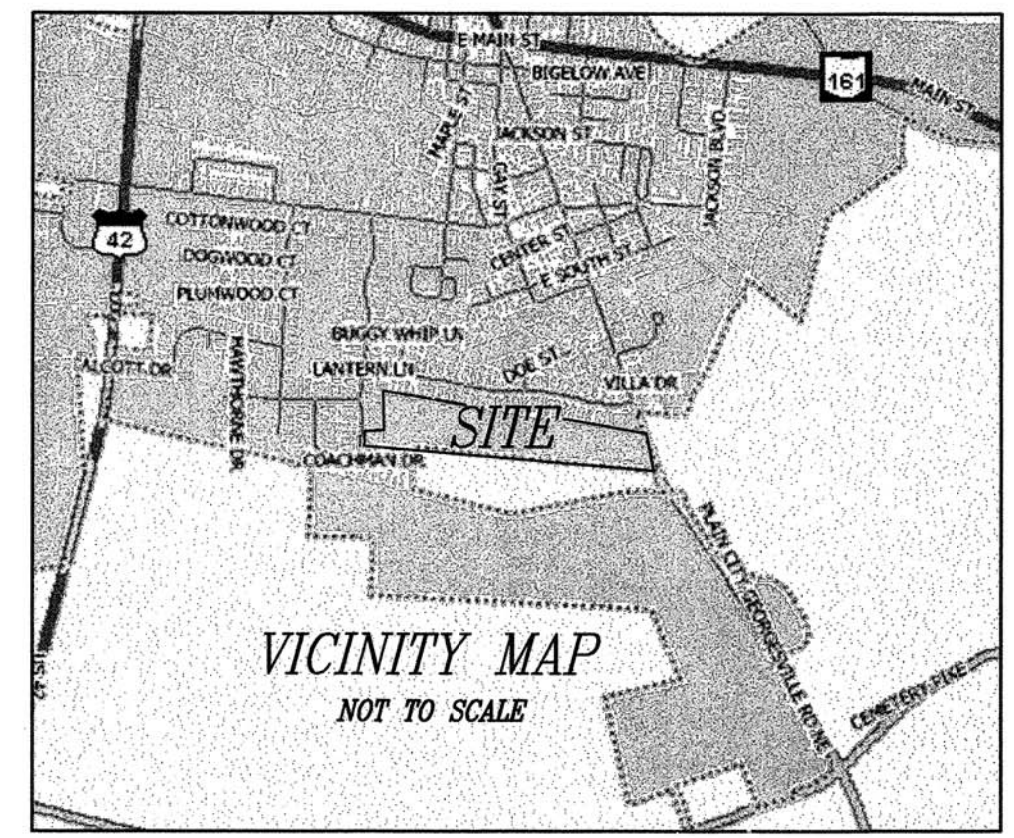
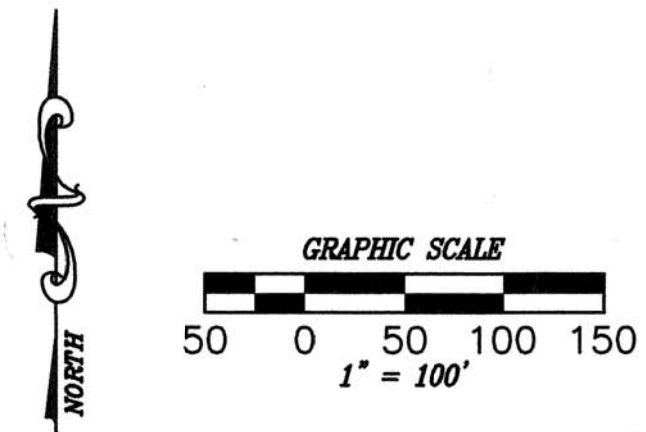
- 1.) OCCUPATION IN GENERAL FITS SURVEY, WITH THE EXCEPTION OF THE DRIVEWAY.
- 2.) SOURCE DOCUMENTS AS NOTED.
- 3.) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-CORS), AS DETERMINED BY A GPS SURVEY UTILIZING ODOT CORS STATION OHUN AS MAINTAINED BY THE OHIO DEPARTMENT OF TRANSPORTATION.
- 4.) ALL IRON PINS SET ARE 5/8" x 30" REBAR WITH CAP STAMPED "KLEINGERS & ASSOC".
- 5.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY KLEINGERS AND ASSOCIATES IN DECEMBER, 2008.
- 6.) LOCATION OF VMS BOUNDARIES ARE APPROXIMATE, AND ARE BASED ON MADISON COUNTY GIS.



I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.  
**Michael L. Keller** 9/25/09  
 MICHAEL L. KELLER DATE  
 OHIO PROFESSIONAL SURVEYOR NO. 7978

40-09

SCIACCA & LONG MINOR SUBDIVISION  
 VMS NO. 5125, VMS 7064 & VMS 8305,  
 VILLAGE OF PLAIN CITY, MADISON COUNTY, OHIO



**LEGEND**

- MONUMENT BOX FOUND
- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- NAIL FOUND
- NAIL SET
- △ RAILROAD SPIKE FOUND
- ▲ RAILROAD SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET

**NOTES**

- 1.) SOURCE DOCUMENTS AS NOTED.
- 2.) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-CORS), AS DETERMINED BY A GPS SURVEY UTILIZING ODOT CORS STATION OHUN AS MAINTAINED BY THE OHIO DEPARTMENT OF TRANSPORTATION.
- 3.) ALL IRON PINS SET ARE 5/8" x 30" REBAR WITH CAP STAMPED "KLEINGERS & ASSOC".
- 4.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY KLEINGERS AND ASSOCIATES IN DECEMBER, 2008.
- 5.) LOCATION OF VMS BOUNDARYS ARE APPROXIMATE, AND ARE BASED ON MADISON COUNTY GIS.

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION, AND THE RESULTS OF THE SURVEY ARE CORRECTLY SHOWN. THE INFORMATION SHOWN CONFORMS TO THE SUBDIVISION REGULATIONS OF THE VILLAGE OF PLAIN CITY, OHIO.

*Michael L. Keller* 9/17/09  
 MICHAEL L. KELLER DATE  
 OHIO PROFESSIONAL SURVEYOR NO. 7978



*John Jordan, Jr.* 9/17/2009  
 JOHN JORDAN, JR. DATE  
 ZONING INSPECTOR

APPROVED

40A-09



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| REVISIONS |  |
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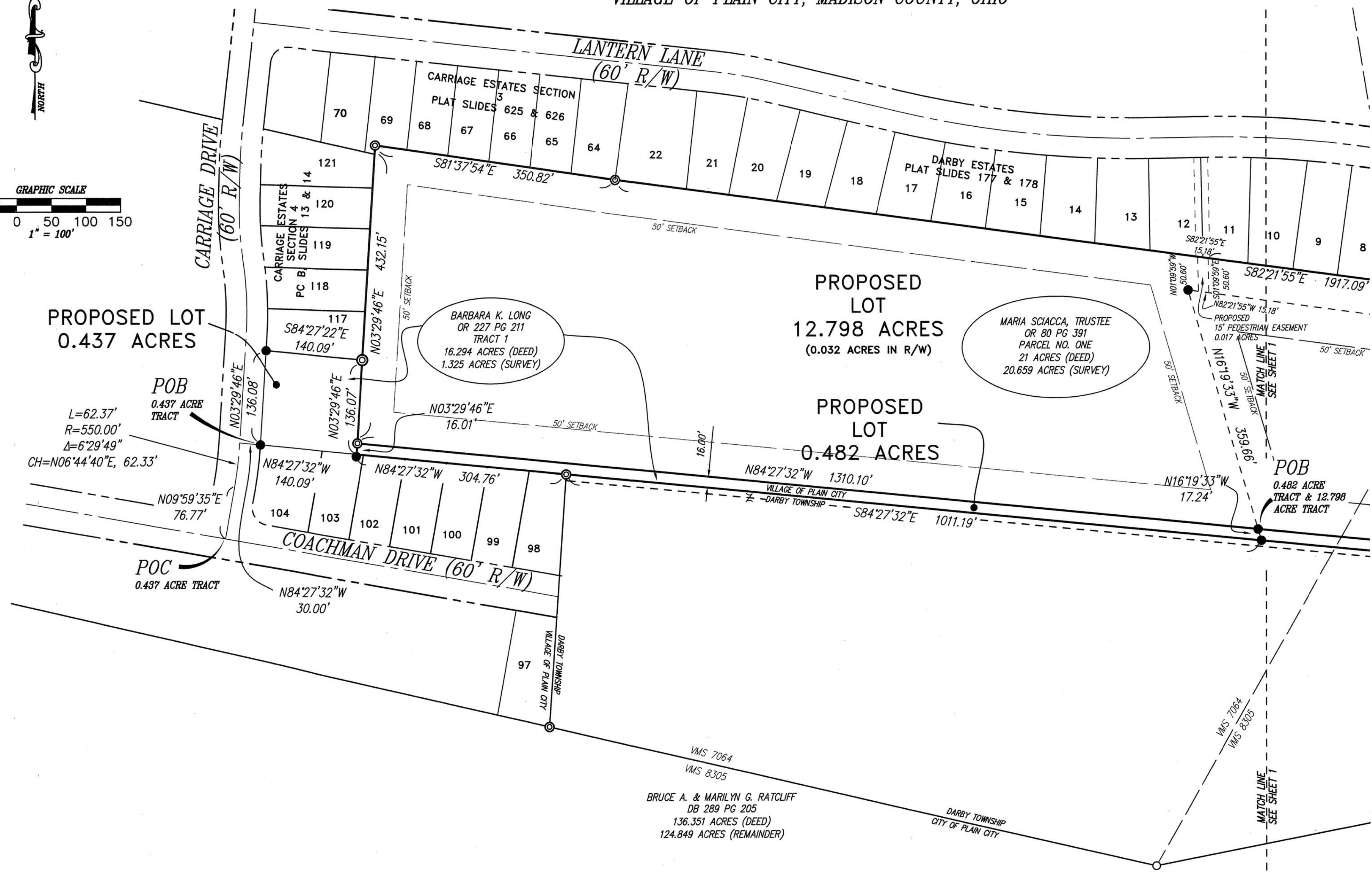
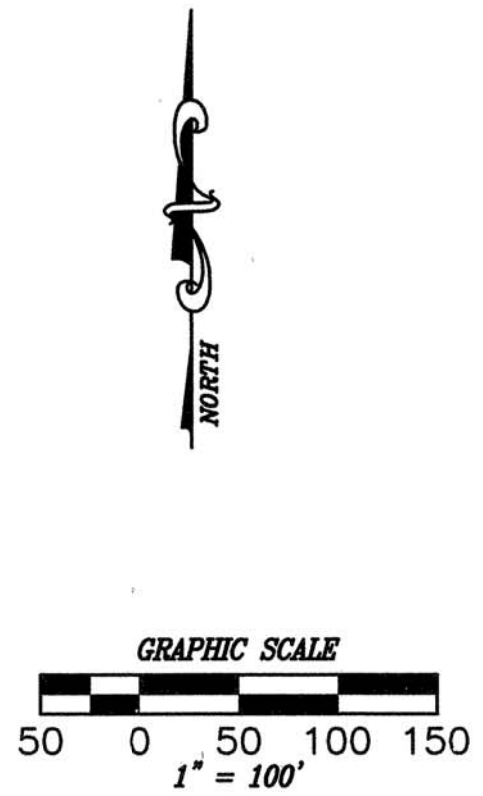
SCIACCA & LONG MINOR SUBDIVISION  
 VMS NO. 5125, VMS 7064 & VMS 8305,  
 VILLAGE OF PLAIN CITY, MADISON COUNTY, OHIO

SCALE: 1"=100'  
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 VMS NO. 5125, VMS 7064 & VMS 8305,  
 VILLAGE OF PLAIN CITY, MADISON COUNTY, OHIO



40B-09



| REVISIONS |
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SCIACCA & LONG MINOR SUBDIVISION  
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**0.482 ACRES**

Situated in the Village of Plain City, County of Madison, State of Ohio; also being a part of VMS 7064; also being a portion of a 1.325 acre tract, the remaining lands of a 16.294 acre tract as conveyed to Barbara K. Long as described in Official Record 227 Page 211, Tract One, and being more particularly described as follows:

Commencing at the intersection of the centerline of Lantern Lane (60' right-of-way) and the centerline of South Chillicothe Street (Plain City Georgesville Road, 50' right-of-way); thence,

Along the centerline of South Chillicothe Street, *South 19° 33' 52" East, for a distance of six hundred twenty-two and forty-one one-hundredths feet (622.41')* to a point, said point being the southeasterly corner of a 21 acre tract as conveyed to Maria Sciacca, Trustee as described in Official Record 80 Page 391, Parcel No. One; thence,

Along a portion of the southerly line of said 21 acre tract, *North 84° 27' 32" West, for a distance of one thousand one hundred two and eleven one-hundredths feet (1,102.11')* to an iron pin set, said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a new division line, *South 16° 19' 33" East, for a distance of seventeen and twenty-four one-hundredths feet (17.24')* to an iron pin set, said point being along the northerly line of a 21.49 acre tract as conveyed to Maria Sciacca, Trustee as described in Official Record 80 Page 391, Parcel No. Two and Parcel No. Three; thence,

Along a portion of the northerly line of said 21.49 acre tract and then along the northerly lines of Lot No. 98 through Lot No. 102 of Carriage Estates Section 4 as recorded in Plat Cabinet B Slides 13 & 14 and then along a portion of the northerly line of Lot No. 103 of said Carriage Estates Section 4; *North 84° 27' 32" West, for a distance of one thousand three hundred fifteen and ninety-five one-hundredths feet (1,315.95')* to an iron pin set; thence,

Along a new division line, *North 03° 29' 46" East, for a distance of sixteen and one one-hundredths feet (16.01')* to a 1" iron pipe found, said point being the southwesterly corner of said 21 acre tract; thence,

Along a portion of the southerly line of said 21 acre tract, *South 84° 27' 32" East, for a distance of one thousand three hundred ten and ten one-hundredths feet (1,310.10')* to the point of beginning, containing 0.482 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by Kleingers & Associates in December, 2008.

Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-CORS), with a portion of the centerline of South Chillicothe Street being South 19° 33' 52" East, as determined by a GPS survey utilizing CORS station "OHUN" as maintained by the Ohio Department of Transportation.

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "Kleingers & Assoc".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.

**0.405 ACRES**

Situated in the Village of Plain City, County of Madison, State of Ohio; also being a part of VMS 5125, VMS 8305, and VMS 7064; also being a portion of a 1.325 acre tract, the remaining lands of a 16.294 acre tract as conveyed to Barbara K. Long as described in Official Record 227 Page 211, Tract One, and being more particularly described as follows:

Commencing at the intersection of the centerline of Lantern Lane (60' right-of-way) and the centerline of South Chillicothe Street (Plain City Georgesville Road, 50' right-of-way); thence,

Along the centerline of South Chillicothe Street, *South 19° 33' 52" East, for a distance of six hundred twenty-two and forty-one one-hundredths feet (622.41')* to a point, said point being the southeasterly corner of a 21 acre tract as conveyed to Maria Sciacca, Trustee as described in Official Record 80 Page 391, Parcel No. One, said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the centerline of South Chillicothe Street, *South 19° 33' 52" East, for a distance of seventeen and sixty-seven one-hundredths feet (17.67')* to a point, said point being the northeasterly corner of a 21.49 acre tract as conveyed to Maria Sciacca, Trustee as described in Official Record 80 Page 391, Parcel No. Two and Parcel No. Three; thence,

Along a portion of the northerly line of said 21.49 acre tract, *North 84° 27' 32" West, for a distance of one thousand one hundred three and nineteen one-hundredths feet (1,103.19')* to an iron pin set, passing a 1" iron pipe found that bears South 85° 00' 20" East for a distance of 30.25' from the beginning of this course; thence,

Along a new division line, *North 16° 19' 33" West, for a distance of seventeen and twenty-four one-hundredths feet (17.24')* to an iron pin set, said point being along the southerly line of said 21 acre tract; thence,

Along a portion of the southerly line of said 21 acre tract, *South 84° 27' 32" East, for a distance of one thousand one hundred two and eleven one-hundredths feet (1,102.11')* to the point of beginning, passing a 1" iron pipe found that bears South 84° 18' 46" East for a distance of 30.10' from the terminus of this course, containing 0.405 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by Kleingers & Associates in December, 2008.

Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-CORS), with a portion of the centerline of South Chillicothe Street being South 19° 33' 52" East, as determined by a GPS survey utilizing CORS station "OHUN" as maintained by the Ohio Department of Transportation.

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "Kleingers & Assoc".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.

7.861 ACRES

Situated in the Village of Plain City, County of Madison, State of Ohio; also being a part of VMS 5125, VMS 8305, and VMS 7064; also being a portion of a 21 acre tract of land as conveyed to Maria Sciacca, Trustee as described in Official Record 80 Page 391, Parcel No. One, and being more particularly described as follows:

Commencing at the intersection of the centerline of Lantern Lane (60' right-of-way) and the centerline of South Chillicothe Street (Plain City Georgesville Road, 50' right-of-way); thence,

Along the centerline of South Chillicothe Street, *South 19° 33' 52" East, for a distance of two hundred ninety-eight and fifteen one-hundredths feet (298.15')* to a point along the centerline of South Chillicothe Street, said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the centerline of South Chillicothe Street, *South 19° 33' 52" East, for a distance of three hundred twenty-four and twenty-six one-hundredths feet (324.26')* to a point, said point being a northeasterly corner of a 1.325 acre tract, the remaining lands of a 16.294 acre tract as conveyed to Barbara K. Long as described in Official Record 227 Page 211, Tract 1; thence,

Along a portion of a northerly line of said 1.325 acre tract, *North 84° 27' 32" West, for a distance of one thousand one hundred two and eleven one-hundredths feet (1,102.11')* to an iron pin set, passing a 1" iron pipe found that bears North 84° 18' 46" West for a distance of 30.10' from the beginning of this course; thence,

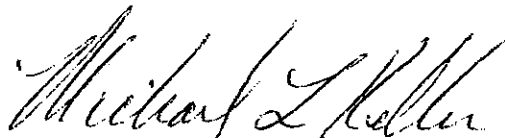
Along a new division line, *North 16° 19' 33" West, for a distance of three hundred fifty-nine and sixty-six one-hundredths feet (359.66')* to an iron pin set; thence,

Along a new division line, *South 82° 21' 55" East, for a distance of one thousand ninety-nine and twenty-two one-hundredths feet (1,099.22')* to the point of beginning, passing over an iron pin set at a distance of 33.73' from the terminus of this course, containing 7.861 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by Kleingers & Associates in December, 2008.

Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-CORS), with a portion of the centerline of South Chillicothe Street being South 19° 33' 52" East, as determined by a GPS survey utilizing CORS station "OHUN" as maintained by the Ohio Department of Transportation.

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "Kleingers & Assoc".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.



Michael L. Keller  
Professional Surveyor, Ohio License No. 7978

9/2/09

Date

## 7.622 ACRES

Situated in the Township of Darby, County of Madison, State of Ohio; also being a part of VMS 5125, VMS 8305, and VMS 7064; also being a portion of a 21.49 acre tract of land as conveyed to Maria Sciacca, Trustee as described in Official Record 80 Page 391, Parcel No. Two & Parcel No. Three, and being more particularly described as follows:

Commencing at the intersection of the centerline of Lantern Lane (60' right-of-way) and the centerline of South Chillicothe Street (Plain City Georgesville Road, 50' right-of-way); thence,

Along the centerline of South Chillicothe Street, *South 19° 33' 52" East, for a distance of six hundred forty and eight one-hundredths feet (640.08')* to a point, said point being a southeasterly corner of a 1.325 acre tract, the remaining lands of a 16.294 acre tract as conveyed to Barbara K. Long as described in Official Record 227 Page 211, Tract 1; said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the centerline of South Chillicothe Street, *South 25° 56' 14" East, for a distance of one hundred ninety-six and twenty-eight one-hundredths feet (196.28')* to a 5/8" iron pin found, said point being along a northerly line of a 124.849 acre tract, the remaining lands of a 136.351 acre tract as conveyed to Bruce A. & Marilyn G. Ratcliff as described in Deed Book 289 Page 205; thence,

Along a portion of a northerly line of said 124.849 acre tract, *North 88° 32' 48" West, for a distance of three hundred forty-one and seventy-eight one-hundredths feet (341.78')* to a 6" iron pipe found, passing a concrete monument found that bears South 88° 28' 43" East for a distance of 32.84' from the beginning of this course; thence,

Along a northerly line of said 124.849 acre tract, *South 78° 43' 00" West, for a distance of one thousand thirteen and ninety-four one-hundredths feet (1,013.94')* to a 5/8" iron pin found; thence,

Along a portion of a northerly line of said 124.849 acre tract, *North 76° 57' 14" West, for a distance of nine hundred one and ninety-three one-hundredths feet (901.93')* to a 1" iron pipe found, said point being the southeasterly corner of Lot No. 97 of Carriage Estates Section 4 as recorded in Plat Cabinet B Slides 13 & 14; thence,

Along the easterly line of said Lot No. 97, *North 03° 47' 39" East, for a distance of one hundred fifty-nine and forty-five one-hundredths feet (159.45')* to an iron pin set, said point being the northeasterly corner of said Lot No. 97, said point also being the easterly terminus of the southerly right-of-way line of Coachman Drive (60' right-of-way); thence,

Along a new division line, *South 80° 00' 25" East, for a distance of fifteen and nine one-hundredths feet (15.09')* to an iron pin set; thence,

Along a new division line, *South 03° 47' 39" West, for a distance of one hundred twenty-nine and eighty-seven one-hundredths feet (129.87')* to an iron pin set; thence,

Along a new division line, *South 76° 57' 14" East, for a distance of eight hundred eighty-five and fifteen one-hundredths feet (885.15')* to an iron pin set; thence,

Along a new division line, *North 78° 43' 00" East, for a distance of two hundred seventy and eighty-six one-hundredths feet (270.86')* to an iron pin set; thence,

Along a new division line, *North 16° 19' 33" West, for a distance of four hundred five and forty-one one-hundredths feet (405.41')* to an iron pin set, said point being along the southerly line of said 1.325 acre tract; thence

Along a portion of the southerly line of said 1.325 acre tract, *South 84° 27' 32" East, for a distance of one thousand one hundred three and nineteen one-hundredths feet (1,103.19')* to the point of beginning, passing a 1" iron pipe found that bears North 85° 00' 20" West for a distance

of 30.25' from the terminus of this course, containing 7.622 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by Kleingers & Associates in December, 2008.

Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-CORS), with a portion of the centerline of South Chillicothe Street being South 19° 33' 52" East, as determined by a GPS survey utilizing CORS station "OHUN" as maintained by the Ohio Department of Transportation.

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "Kleingers & Assoc".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.

Michael L. Keller  
Professional Surveyor  
Ohio License No. 7978

*Michael L. Keller*  
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Michael L. Keller  
Professional Surveyor, Ohio License No. 7978

*9/2/09*  
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Date