

# SURVEY for a PROPERTY SPLIT for JUDSON LUMBER CO.

321 West Bigelow Street  
V.M.S. 7758, Village of Plain City,  
Madison County, Ohio

**LOCATION:** Located at 321 Bigelow Street, Plain City, Ohio in Virginia Military Survey 7758-7830 on the southwest corner of Mechanic Street and West Bigelow Street.

**PRIOR DEED REFERENCES and OWNERSHIP:**  
*Auditor's Parcel #04-00288.000* Judson Lumber Company, Official Records 272, Page 219

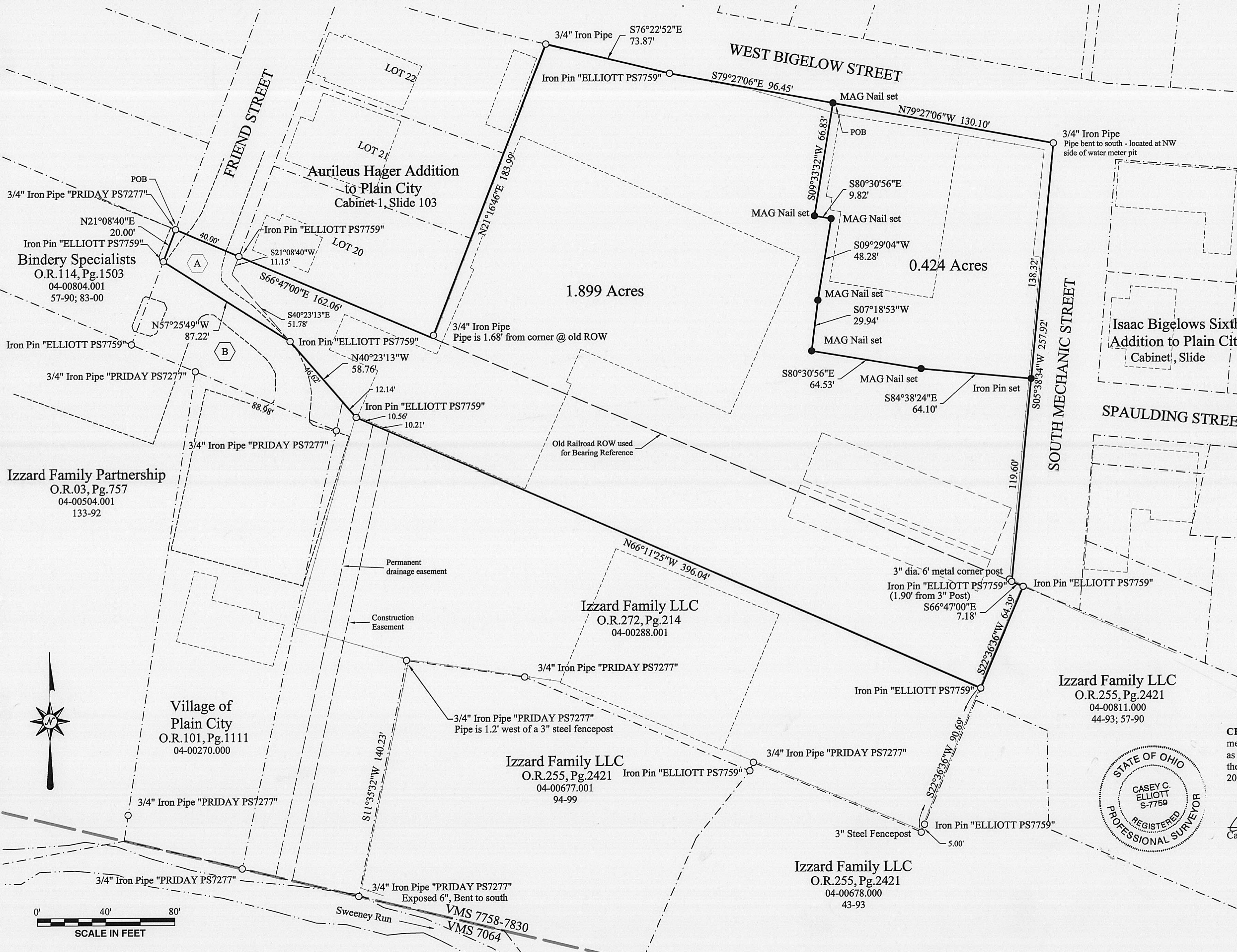
**BASIS OF BEARING:** N66°47'00"W, along the north Railroad Right-of-way line shown on Plat 19-03 Madison County Engineer's Records and described in O.R. 156, Page 247.

**SURVEYOR:** Casey Elliott, PS 7759, State of Ohio  
212 West High Street  
London, Ohio 43140  
(740)852-1300

AREA TABLE	
ORIGINAL AREA	2.323 Acres
NEW TRACT AREA	1.899 Acres
REMAINDER AREA	0.424 Acres

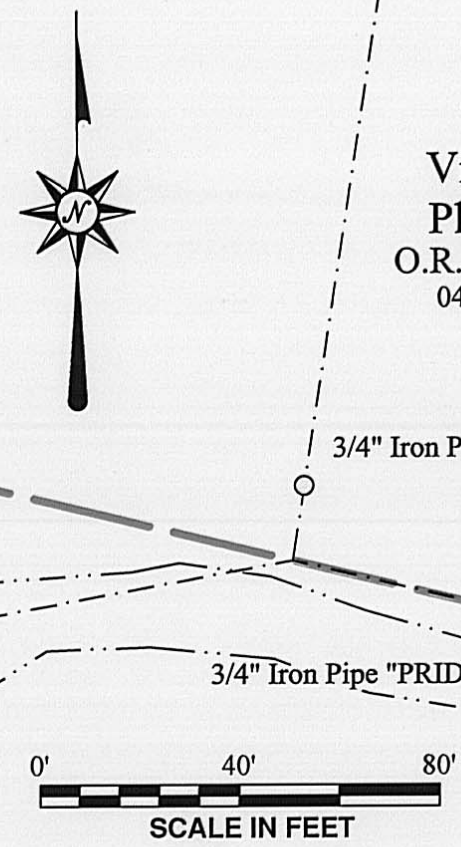
### LEGEND

- Monument found
  - Monument set
- Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.
- A Access Easement for the Village of Plain City and the Izzard Family Partnership.
  - B Access Easement for the Village of Plain City



**CERTIFICATION:** I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in October 2011.

*Casey Elliott* 03/26/2012  
Casey C. Elliott, PS 7759, State of Ohio



*John L. Judson*  
**APPROVED**  
Village of Plain City

10-12

**EXHIBIT A**  
**DESCRIPTION OF A**  
**0.424 ACRE TRACT SPLIT FROM**  
**A 2.323 ACRE PROPERTY**  
**For the JUDSON LUMBER COMPANY**  
**in Virginia Military Survey 7758**  
**Village of Plain City, Madison County, Ohio**

This description is for a 0.424 acre tract of land split from an original 2.323 acre property in the name of The Judson Lumber Company (Official Records 272, Page 219, Madison County Recorder, Auditor's Parcel #04-00288.000), at 321 West Bigelow Avenue, Plain City, in Virginia Military Survey 7758, Madison County, Ohio and is further described as follows:

COMMENCING at a ¾" diameter iron pipe with an identification cap engraved *J. PRIDAY S-7277*, said pipe is located at the intersection of the west Right-of-way of Friend Street and the north Right-of-way of the abandoned Consolidated Rail Corporation railroad, now part of the Judson Lumber Company property;

Thence S66°47'00"E 162.06 feet, crossing an iron pin found at 40.00 feet with an identification cap engraved *ELLIOTT PS7759* at the east Right-of-way of Friend Street, along the south line of Lot 20 of Aurileus Hager Addition to Plain City (Cabinet 1, Slide 103) to a point at the southeast corner of Lot 20;

Thence N21°16'46"E, 183.99 feet, passing a ¾" diameter iron pipe at 1.68 feet and a 3" fence post at approximately 2.5 feet, continuing along the east line of the Hager subdivision and a chain link fence to a ¾" diameter iron pipe found in the south Right-of-way of West Bigelow Avenue at the northeast corner of lot 22 of said Hager Subdivision;

Thence S76°22'52"E, 73.87 feet, along the south Right-of-way of West Bigelow Avenue to an iron pin found with an identification cap engraved *ELLIOTT PS7759*;

Thence S79°27'06"E, 96.45 feet, continuing along the south Right-of-way of West Bigelow Street to a MAG Nail set at the TRUE POINT OF BEGINNING;

Thence S79°27'06"E, 130.10 feet, to a ¾" iron pipe found at the northwest side of a water meter pit, said pipe is bent to the south and is located at the intersection of the Right-of-way of West Bigelow Avenue and South Mechanic Street;

Thence S05°38'34"W, 138.32 feet, along the west Right-of-way of South Mechanic Street to an iron pin set;

thence N84°38'24"W, 64.10 feet, to a MAG Nail set;

thence N80°30'56"W, 64.53 feet, to a MAG nail set;

thence N07°18'53"E, 29.94 feet, to a MAG Nail set;

Thence N09°29'04"E, 48.28 feet, to a MAG Nail set;

Thence N80°30'56"W, 9.82 feet, to a MAG Nail set;

Thence N09°33'32"E, 66.83 feet, to the TRUE POINT OF BEGINNING.

The described TRACT contains 0.424 acres. The BASIS OF BEARINGS is S66°47'00"E along the north line of the abandoned railroad Right-of-way as described by J. Priday in plat 19-03 on file at the Madison County Engineer's office. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in October 2011 and January 2012 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



*Casey C. Elliott* 03/26/2012  
Casey C. Elliott, PS 7759, State of Ohio

**EXHIBIT A**  
**DESCRIPTION OF A**  
**1.899 ACRE TRACT SPLIT FROM**  
**A 2.323 ACRE PROPERTY**  
**For the JUDSON LUMBER COMPANY**  
**in Virginia Military Survey 7758**  
**Village of Plain City, Madison County, Ohio**

This description is for a 1.899 acre tract of land split from an original 2.323 acre property in the name of The Judson Lumber Company (Official Records 272, Page 219, Madison County Recorder, Auditor's Parcel #04-00288.000), at 321 West Bigelow Avenue, Plain City, in Virginia Military Survey 7758, Madison County, Ohio and is further described as follows:

BEGINNING at a ¾" diameter iron pipe with an identification cap engraved *J. PRIDAY S-7277*, said pipe is located at the intersection of the west Right-of-way of Friend Street and the north Right-of-way of the abandoned Consolidated Rail Corporation railroad, now part of the Judson Lumber Company property;

Thence S66°47'00"E 162.06 feet, crossing an iron pin found at 40.00 feet with an identification cap engraved *ELLIOTT PS7759* at the east Right-of-way of Friend Street, along the south line of Lot 20 of Aurileus Hager Addition to Plain City (Cabinet 1, Slide 103) to a point at the southeast corner of Lot 20;

Thence N21°16'46"E, 183.99 feet, passing a ¾" diameter iron pipe at 1.68 feet and a 3" fence post at approximately 2.5 feet, continuing along the east line of the Hager subdivision and a chain link fence to a ¾" diameter iron pipe found in the south Right-of-way of West Bigelow Avenue at the northeast corner of lot 22 of said Hager Subdivision;

Thence S76°22'52"E, 73.87 feet, along the south Right-of-way of West Bigelow Avenue to an iron pin found with an identification cap engraved *ELLIOTT PS7759*;

Thence S79°27'06"E, 96.45 feet, continuing along the south Right-of-way of West Bigelow Street to a MAG Nail set;

Thence into the said 2.323 acre property for the next five calls:

S09°33'32"W, 66.83 feet, parallel with and approximately 5 feet west of the existing building to a MAG Nail set;

Thence S80°30'56"E, 9.82 feet, to a MAG Nail set;

Thence S09°29'04"W, 48.28 feet, parallel with and approximately 5 feet west of the existing building to a MAG Nail set;

Thence S07°18'53"W, 29.94 feet, to a MAG Nail set;

Thence S80°30'56"E, 64.53 feet, to a MAG Nail set;

Thence S84°38'24"E, 64.10 feet, to a MAG Nail set;

Thence S05°38'34"W, 119.60 feet, along the west Right-of-way of South Mechanic Street and a chain link fence, to an iron pin found with an identification cap engraved *ELLIOTT PS7759* 1.9 feet southeast of a 3" diameter steel fence post;

Thence S66°47'00"E, 7.18 feet, along the old Right-of-way of the abandoned Consolidated Rail Corporation railroad to an iron pin found with an identification cap engraved *ELLIOTT PS7759* on the north side of a 3" diameter steel fencepost;

Thence S22°36'36"W, 64.39 feet, along the east line of a property in the name of Izzard Family LLC (O.R. 225, Pg. 2421) and along a chain link fence, to an iron pin found with an identification cap engraved *ELLIOTT PS7759*;

Thence N66°11'25"W, 396.04 feet, along the north line of a 1.278 acre property in the name of the Izzard Family LLC (O.R. 272, Pg. 214) to an iron pin found with an identification cap engraved *ELLIOTT PS7759* at the southwest corner of an existing building;

Thence N40°23'13"W, 58.76 feet, to an iron pin found with an identification cap engraved *ELLIOTT PS7759* close to the north edge of pavement for a driveway leading to the Plain City Police Department;

Thence N57°25'49"W, 87.22 feet, to an iron pin found with an identification cap engraved *ELLIOTT PS7759* in the east line of a property in the name of Bindery Specialists (O.R. 114, Pg. 1503);

Thence N21°08'40"E, 20.00 feet, along the east line of the said Bindery Specialists property to the TRUE POINT OF BEGINNING.

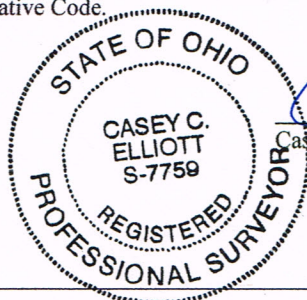
**The 1.899 acre tract is subject to an ACCESS EASEMENT** (Area "A" on the plat) established in O.R. 272, Pg. 219, to benefit the Village of Plain City property (O.R. 101, Pg. 1111) (and its successors and assigns) for access using the driveway from Friend Street.

**The 1.899 acre tract benefits from an ACCESS EASEMENT** (Area "B" on the plat) established in O.R. 272, Pg. 219, for access using the driveway from Friend Street.

**The 1.899 acre tract benefits from a DRAINAGE EASEMENT** established in O.R. 272, Pg. 219, for subsurface drainage and storm sewer conveyance over the 1.278 acre tract in the name if Izzard Family LLC (O.R. 272, Pg. 214).

**The 1.899 acre tract also benefits from a CONSTRUCTION EASEMENT** established in O.R. 272, Pg. 219, on the 1.278 acre tract in the name if Izzard Family LLC (O.R. 272, Pg. 214).

The described TRACT contains 1.899 acres. The BASIS OF BEARINGS is S66°47'00"E along the north line of the abandoned railroad Right-of-way as described by J. Priday in plat 19-03 on file at the Madison County Engineer's office. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in October 2011 and January 2012 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



*Casey C. Elliott* 03/26/2012  
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