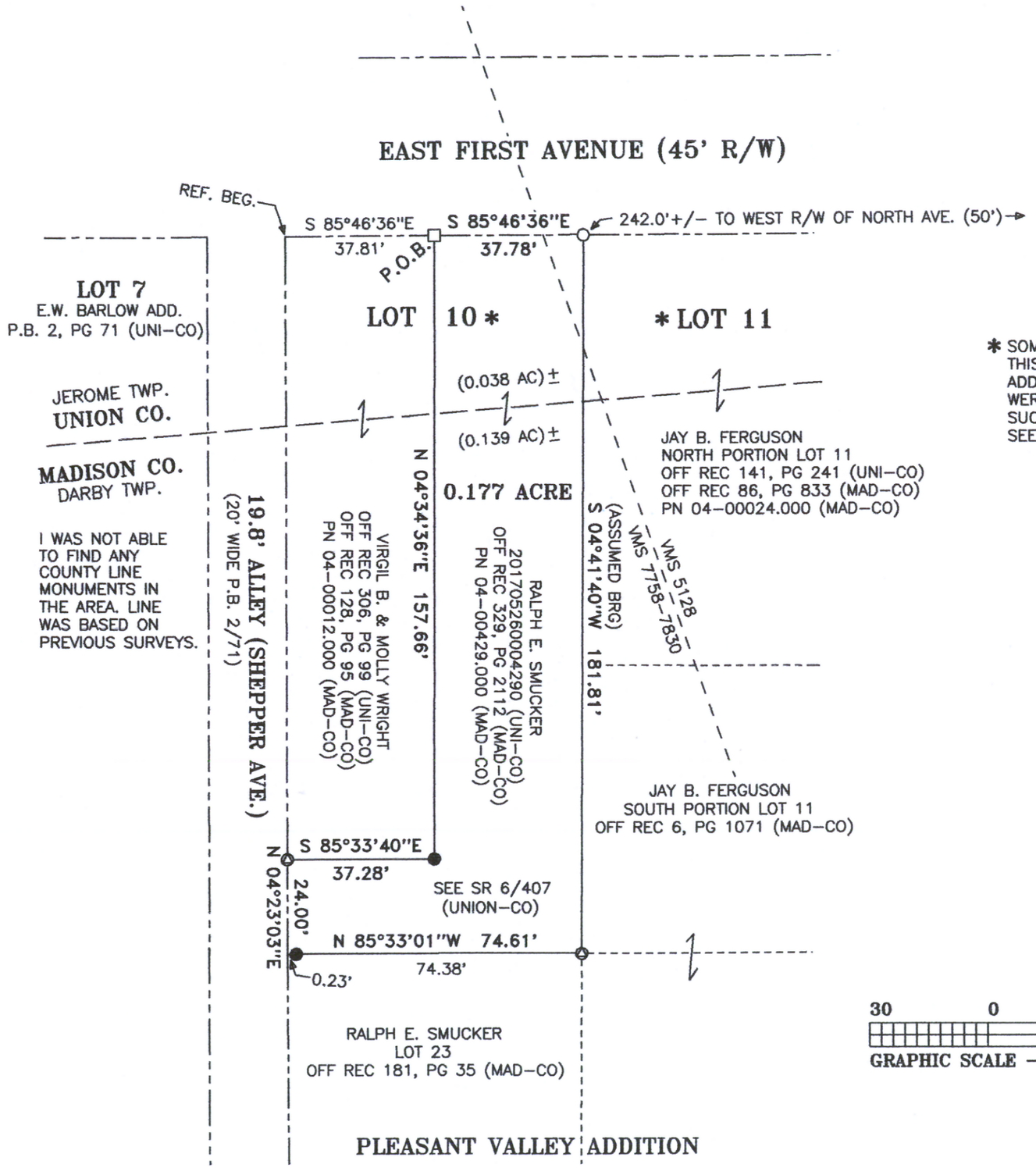
PLAT OF SURVEY FOR:
RALPH E. SMUCKER
VILLAGE OF PLAIN CITY, OHIO
JEROME TWP ~ UNION COUNTY
DARBY TWP ~ MADISON COUNTY
VMS 5128 & VMS 7758-7830



* SOME DOCUMENTS REFERRED TO LOTS IN THIS AREA TO BE PART OF E.W. BARLOW ADDITION. THE VERSIONS THAT I REVIEWED WERE FOR LOTS WEST OF SHEPPER AVENUE SUCH AS LOT 7. THEREFORE I DID NOT SEE A PLAT WHICH CONTAINED LOT 10.

NOTES:
1) ● IRON ROD FOUND
2) ⊗ IRON ROD FOUND WITH "CLAPSADDLE" CAP
3) ○ IRON PIPE FOUND
4) □ 1.5" SQUARE IRON FOUND
5) BEARING ASSUMED FROM SURVEY BY PAUL R. CLAPSADDLE 5/22/2013
6) FLOOD ZONE X OF F.I.R.M. 39097C0057D ~ 6-18-2010 (OUTSIDE 500 YEAR FLOOD PLAIN)

JOSEPH P. PRIDAY (S-7277)
JULY 13, 2017 JN 17-26

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400

LEGAL DEED DESCRIPTION
RALPH E. SMUCKER
0.177 ACRE

Real estate situated in the Village of Plain City, Ohio; within Jerome Township of Union County and Darby Township of Madison County; in the Virginia Military Survey number 5128 and Virginia Military Survey number 7758-7830; being a more particular description of the portion of Lot 10 owned by Ralph E. Smucker (Official Record 329, page 2112 and P.N. 04-00429.000, Madison County and 201705260004290, Union County); and being further bounded and described as follows:

Beginning for reference within said Union County at the point of intersection of the south right-of-way line of East First Avenue (45' R/W) and the east right-of-way line of a 19.8 foot wide alley known as Shepper Avenue. Also being the northwest corner of said Lot 10.

Thence South 85 deg.-46'-36" East, 37.81 feet along said south right-of-way line of East First Avenue to a 1.5 inch square iron found at the northeast corner of the portion of said Lot 10 which is owned by Virgil B. and Molly Wright (Official Record 306, page 99, Union County and Official Record 128, page 95 and Parcel number 04-00012.000 in Madison County). Said corner being the TRUE POINT OF BEGINNING.

Thence South 85 deg.-46'-36" East, 37.78 feet continuing along said south right-of-way line to an iron pipe found at the northwest corner of the north portion of Lot 11 owned by Jay B. Ferguson (Official Record 141, page 241, Union County and Official Record 86, page 833 and parcel number 04-00024.000, Madison County).

Thence South 04 deg.-41'-40" West (assumed bearing), 181.81 feet along the west line of said Lot 11 (crossing into said Madison County) to an iron rod found with a cap stamped "Clapsaddle" at the northeast corner of Lot 23 of Pleasant Valley Addition owned by Ralph E. Smucker (Official Record 181, page 35).

Thence North 85 deg.-33'-01" West, 74.61 feet along the north line of said Lot 23 (passing over an iron rod found at 74.38 feet) to a point on said east right-of-way line of the 19.8 foot wide Alley known as Shepper Avenue.

Thence North 04 deg.-23'-03" East, 24.00 feet along said east line to an iron rod found with a cap stamped "Clapsaddle" on the southwest corner of said portion of Lot 10 owned by Virgil B. and Molly Wright.

Thence with two consecutive courses of said Wright tract:
1) South 85 deg.-33'-40" East, 37.28 feet to an iron rod found.
2) North 04 deg.-34'-36" East, 157.66 feet to the TRUE POINT OF BEGINNING.

Bearing was assumed from a survey by Paul R. Clapsaddle dated 5/22/2013. The tract as described from an actual field survey performed on or about July 13, 2017, by Registered Surveyor Joseph P. Priday (S-7277), contains **0.177 acre,** more or less, (of which approximately 0.038 acre is within said Union County and approximately 0.139 acre is within said Madison County), subject to all previous easements and rights-of-way of record. The plat of survey is on file in the office of the Union County Engineer and the Madison County Engineer.