

A SURVEY
OF
165 SOUTH STREET
Parts of Lots 33, 34, 47, 48
And the Adjacent Vacated Alley
of
Count's Addition to Midway
Located in The Village of Midway,
Range Township, Virginia Military Survey 7263, 7799
Madison County, Ohio

LOCATION: 165 East South Street, on parts of Lots 33 and 34, the adjacent vacated alley (vacated in Official Records 79, Page 592) and property split from Lots 47 and 48, in the name of Scott Stone (O.R. 164, Page 1878) in *Counts Addition to the Village of Midway* (Plat Book 1, Page 93), in V.M.S. 7263 and 7799, Range Township, Village of Midway (Sedalia), Madison County, Ohio.

OWNER Federal National Mortgage Association
PARCEL I.D. Parcel #22-00236.000, 22-00237.000,
#22-00236.001 and 22-00237.001
DEED O.R. 313, Page 637

OWNER Scott Stone
PARCEL I.D. #22-00064.000 and 22-00065.000
DEED O.R.164, Page 1878

REFERENCES

- *Counts Addition to the Village of Midway, Ohio* (P.B.1, Page 93)
- *Survey of the Streets in the Village of Midway, Ohio*
Adopted by the Village of Midway in Resolution 102-94
- Vacation of north-south alley O.R. 79, Page 592

BASIS OF BEARING: S87°41'55"E along the centerline the South Street. The bearing was measured using G.P.S. survey methods adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2012)).

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

LEGEND

Road Centerline	U.S. 42
Property Line (offsite)	-----
Property Line	_____
Right of Way	R/W
Easement	Easement
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.

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 April 2018.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

04/11/2018

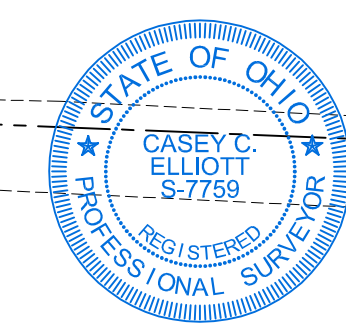
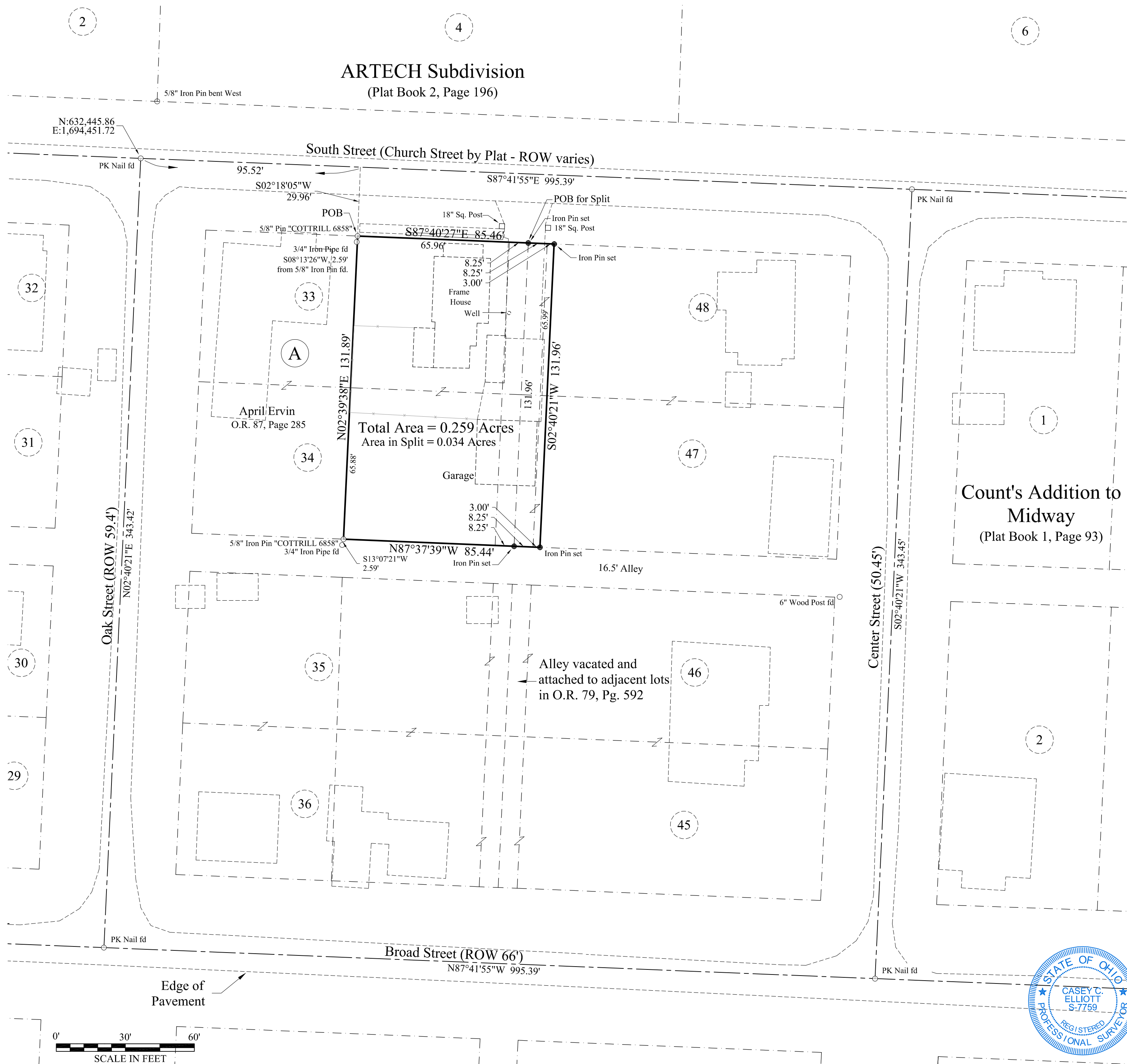


EXHIBIT A

**Description of a Property
Including Parts of
Lots 33, 34, 47 and 48 and a Vacated Alley in
Count's Addition to the Village of Midway
V.M.S. 7263 and 7799
Range Township, Madison County, Ohio**

This description is for the remainder (the eastern 1/2) of Lots 33 and 34, the western one-half of a vacated alley (Official Records 79, Page 592, Madison County Recorder) of *Count's Addition to the Village of Midway* (Plat Book 1, Page 93), (Madison County Auditor's Parcels 22-00236.000, 22-00236.001, 22-00237.000 and 22-00237.001) in the name of The Federal National Mortgage Association (O.R. 313, Page 637) and the eastern 1/2 of the said vacated alley and the western three feet of Lots 47 and 48 all of said *Count's Addition* (Auditor's Parcels 22-00064.000 and 22-00065.000) in the name of Scott Stone (O.R. 164, Page 1878) all combined into one property, located at 165 South Street, in the Village of Midway (Sedalia), Virginia Military Survey 7263 and 7799, Range Township, Ohio, and is further described as follows:

COMMENCING at a PK Nail found at the intersection of Oak Street (59.4 feet Right-of-way) and South Street (identified as Church Street on said *Count's Addition*, R/W varies);

Thence S87°41'55"E, 95.52 feet, along the centerline of said South Street, to a point;

Thence S02°18'05"W, 29.96 feet, perpendicular to the centerline of said South Street, to a 5/8" Iron Pin found with an ID Cap engraved *COTTRILL 6858* in the north line of said Lot 33 at the TRUE POINT OF BEGINNING, said corner is referenced by a 3/4" Iron Pipe at S08°13'26"W, 2.59 feet;

Thence S87°40'27"E, 85.46 feet, passing the northeast corner of said lot 33 at 65.96 feet, an Iron Pin set in the centerline of the said vacated alley at 74.21 feet, the northwest corner of Lot 48 at 82.46 feet, to an Iron Pin set in the north line of said Lot 48;

Thence S02°40'21"W, 131.96 feet, through said Lot 48 and Lot 47 to an Iron Pin set in the north line of a 16.5 foot alley and the south line of said Lot 47;

Thence N87°37'39"W, 85.44 feet, passing the southwest corner of said Lot 47 at 3.00 feet, an Iron Pin set in the centerline of said vacated alley at 11.25 feet, and the southeast corner of Lot 34 at 19.50 feet, to a 5/8" Iron Pin with a cap engraved *COTTRILL 6858*, said Iron Pin is referenced by a 3/4" Iron Pipe at S13°07'21"W, 2.59 feet;

Thence N02°39'38"E, 131.89 feet, through said Lots 34 and 33, along the east line of a property in the name of April Ervin (O.R. 87, Page 285), to the TRUE POINT OF BEGINNING.

Said property contains 0.259 acres which includes 0.034 acres in the eastern 1/2 of the said vacated alley and portions of Lots 47 and 48. The Basis of Bearing is S87°41'55"E, along the centerline of said South Street, as measured by G.P.S. surveying methods adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2012)). This description is based on a survey performed in April of 2018 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. 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, PS 7759 04/11/2018
Date

EXHIBIT A

Description of a Property Split From Lot 47, 48 and part of a Vacated Alley In *Count's Addition to the Village of Midway*

V.M.S. 7263 and 7799

Range Township, Madison County, Ohio

This description is for a property split consisting of the east half of an alley (vacated in Official Record 79, Page 592) and the western three feet of Lot 47 (Parcel #22-00064.000) and Lot 48 (Parcel #22-00065.000) in *Count's Addition to the Village of Midway* (Plat Book 1, Page 93) in the name of Scott Stone (Official Record 164, Page 1878), located in the Village of Midway (Sedalia), Virginia Military Survey 7263 and 7799, Range Township, Ohio, and is further described as follows:

COMMENCING at a PK Nail found at the intersection of Oak Street (59.4 feet Right-of-way) and South Street (identified as Church Street on said *Count's Addition*, R.O.W. varies);

Thence S87°41'55"E, 95.52 feet, along the centerline of said South Street, to a point;

Thence S02°18'05"W, 29.96 feet, to a 5/8" Iron Pin with an ID Cap engraved *COTTRILL 6858* in the north line of Lot 33 of said *Count's Addition*, at the northwest corner of a property in the name of Federal National Mortgage Association (O.R. 313, Page 637);

Thence S87°40'27"E, 74.21 feet, along the north line of said Lot 33, passing the northeast corner of said Lot 33 at 65.96 feet, to an iron pin set in the centerline of said alley at the TRUE POINT OF BEGINNING;

Thence S87°40'27"E, 11.25 feet, along the north line of the said vacated alley, passing the northwest corner of said Lot 48 at 8.25 feet, to an iron pin set;

Thence S02°40'21"W, 131.96 feet, through said Lots 48 and 47, to an Iron Pin set in the south line of said Lot 47 and the north line of a 16.5 foot wide alley;

Thence N87°37'39"W, 11.25 feet, along the south line of said Lot 47, passing the southwest corner of said Lot 47 at 3.00 feet, to an Iron Pin set in the centerline of said vacated alley;

Thence N02°40'21"E, 131.96 feet, along the centerline of said vacated alley to the TRUE POINT OF BEGINNING.

The Lot Split contains 0.034 acres. The Basis of Bearing is S87°41'55"E, along the centerline of said South Street, as measured by G.P.S. surveying methods adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2012)). This description is based on a survey performed in April of 2018 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. 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 04/11/2018
Casey C. Elliott, PS 7759 Date