

# A SURVEY of TRACT 22 A 0.120 Acre Property In the Name of *Darby Partners LLC*

In Virginia Military Surveys 7758,  
Village of Plain City, Madison County, Ohio

**LOCATION:** 154 North Chillicothe Street, in Virginia Military District 7758, Village of Plain City, Madison County, Ohio.

**DESCRIPTION:** Tract 22 of Official Records 359, Page 1264

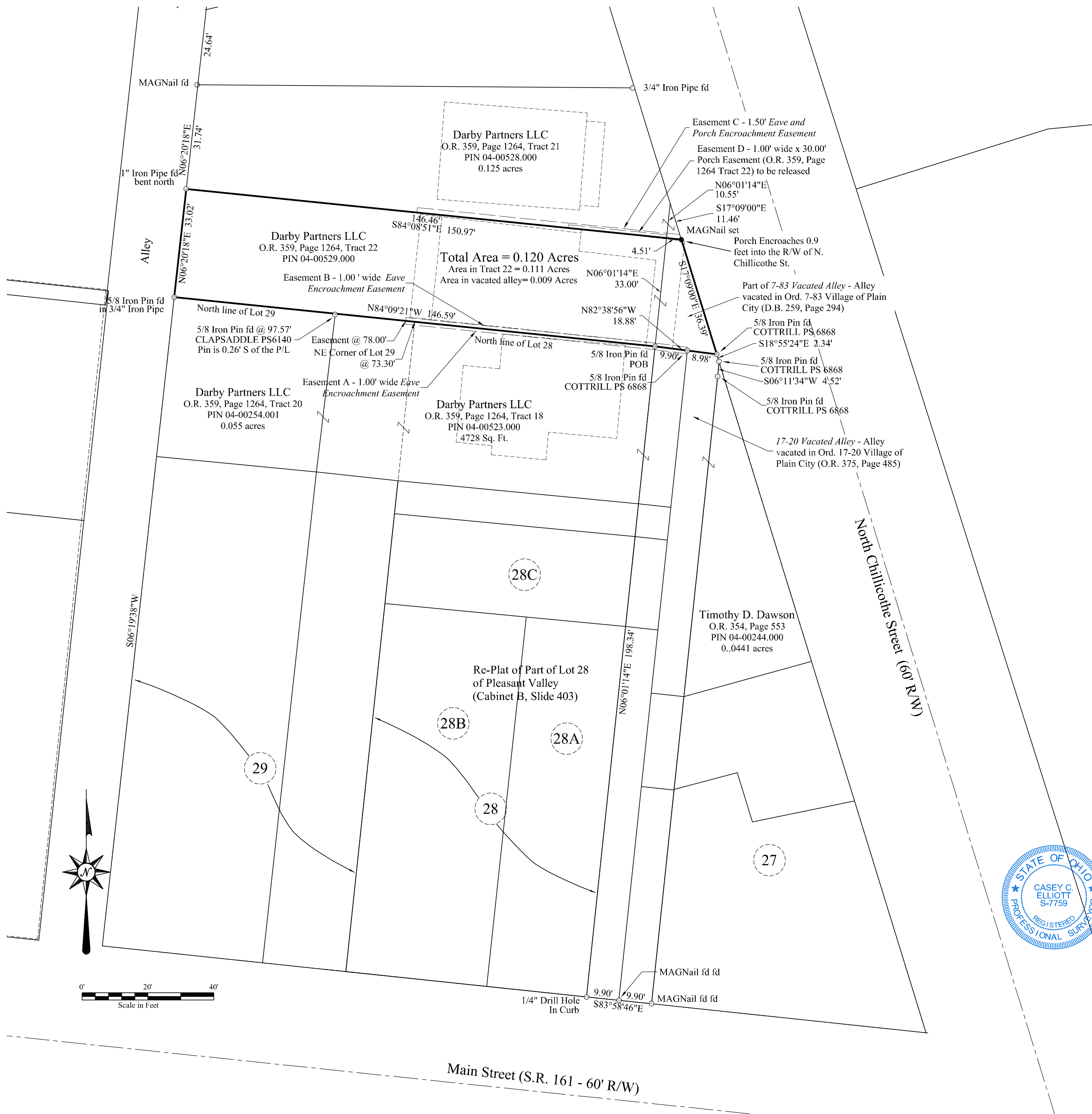
**OWNER:** Darby Partners LLC

**AUDITOR'S PARCEL:** 04-00529.0000

**RECORDER'S DEED:** Official Record 359, Page 1264, Madison County Recorder

**BASIS OF BEARING:** N06°01'14"E along the west R/W of a vacated alley and the east line of the replatted lots of 28A and 28C (Cabinet B, Slide 403). The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

**SURVEYOR:** Casey Elliott, PS 7759, State of Ohio  
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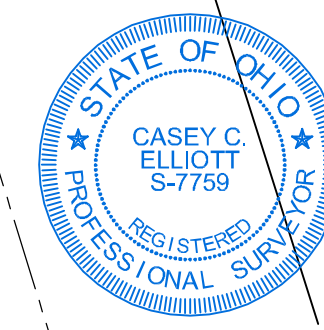


**LEGEND**

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

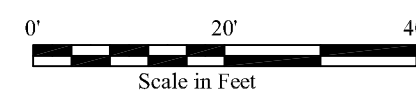
Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.

**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 2022.



*Casey C. Elliott*      04/05/2022

Casey C. Elliott, PS 7759, State of Ohio  
21124



Main Street (S.R. 161 - 60' R/W)

**EXHIBIT A**  
**Description of**  
**TRACT 22**  
**A 0.120 Acre Property**  
**In the Name of**  
***Darby Partners LLC***

Located in Virginia Military Survey 7758  
Village of Plain City, Madison County, Ohio

This description is for a 0.120 acre property, in the name of Darby Partners LLC (Tract 22, Official Records 359, Page 1264, Madison County Recorder, Auditor's Property Index Number 04-00529.000), consisting of 0.111 acres in Tract 22 and 0.009 acres in a portion of a Vacated Alley (Ordinance 7-83, Deed Book 259, Page 294), located 154 North Chillicothe Street (60 foot Right-of-way), in Virginia Military Survey 7758, Village of Plain City, Madison County, Ohio and is further described as follows:

Commencing at a 1/4 inch Drill hole in a concrete curb found at the southeast corner of Lot 28A, (Cabinet B, Slide 403), a re-plat of Lot 28 of Pleasant Valley ( Plat Book 1, Page 3), and the north R/W of West Main Street, said Drill Hole is referenced by a MAGNail™ found S83°58'46"E, 9.90 feet, at the centerline of a Vacated Alley (Ordinance 17-20 Village of Plain City and O.R. 375, Page 485), and a MAGNail™ found at S83°58'46"E, 19.80 feet, at the southwest corner of Lot 27 of the said Pleasant Valley;

Thence N06°01'14"E, 198.34 feet, along the west line of the 17-20 Vacated Alley, to a 5/8 inch Iron Pin found at the southeast corner of the said Tract 22, the southwest corner of the said 7-83 Vacated Alley, and the northeast corner of a 4728 square foot property (Tract 18) in the name of said Darby Partners at the TRUE POINT OF BEGINNING;

Thence N84°09'21"W, 146.59 feet, along the north line of the said Tract 18, passing the northwest corner of said Lot 28 at 73.30 feet, and passing a 5/8 inch Iron Pin found at 97.57 feet, 0.26 feet to the left of the line with an ID Cap *CLAPSADDLE PS6140*, at the northeast corner of a 0.055 acre property (Tract 20) in the name of said Darby Partners, to a 5/8 inch Iron Pin found inside of a 3/4 inch Iron Pipe in the east line of a public alley;

Thence N06°20'18"E, 33.02 feet, along the east line of the said public alley to a 1 inch Iron Pipe found bent north at the southwest corner of a 0.125 acre property (Tract 21) in the name of said Darby Partners;

Thence S84°08'51"E, 150.97 feet, along the south line of the said Tract 21, passing the northwest corner of the said 7-83 Vacated Alley at 146.46 feet, to a MAGNail set in the west R/W of said N. Chillicothe St.;

Thence S17°09'00"E, 36.39 feet, along the west R/W of said N. Chillicothe St. and the east line of the said 7-83 Vacated Alley, to a 5/8 inch Iron Pin found with an ID Cap *COTTRILL PS6868* in the northeast line of the said 17-20 Vacated Alley, said Iron Pin is referenced by a second 5/8 inch Iron Pin with an ID Cap *COTTRILL PS6868* at S18°55'24"E, 2.34 feet;

Thence N82°38'56"W, 18.88 feet, along the north line of the said 17-20 Vacated Alley and the south line of the said 7-83 Vacated Alley, passing a 5/8 inch Iron Pin with an ID cap *COTTRILL PS6868* at 8.98 feet, to the TRUE POINT OF BEGINNING.

**EASEMENT A** – A one foot wide *Eave Encroachment Easement* onto Tract 18 from Tract 22 of the said Darby Partners:

Beginning at a 5/8 inch Iron Pin found at the northeast corner of said Tract 18, the northwest corner of the said 17-20 Vacated Alley, the southeast corner of the said Tract 22 and the southwest corner of the said 7-83 Vacated Alley at the said POB;

Thence S82°38'56"E, 9.90 feet, along the south line of the 7-83 Vacated Alley;

Thence S06°01'12"W, 1.00 feet, into the said 17-20 Vacated Alley;

Thence N82°38'56"W, 9.91 feet, to a point near the west line of the said 17-20 Vacated Alley

Thence N84°09'21"W, 75.99 feet, through the said Tract 18 to a point;

Thence N05°50'39"E, 1.00 feet, to a point in the north line of said Tract 18 and the south line of said Tract 22;

Thence S84°09'21"E, 76.00 feet, along the line between said Tracts 18 and 22 to the beginning

Said *Eave Encroachment Easement* Contains 85.90 square feet.

**EASEMENT B** - A one foot wide *Eave Encroachment Easement* onto Tract 22 from Tract 18 of the said Darby Partners:

Beginning at a 5/8 inch Iron Pin found at the northeast corner of said Tract 18, the northwest corner of the said 17-20 Vacated Alley, the southeast corner of the said Tract 22 and the southwest corner of the said 7-83 Vacated Alley at the said POB;

Thence N84°09'21"W, 76.00 feet, along the line between said Tact 18 and Tract 22, to a point;

Thence N05°50'39"E, 1.00 feet, into said Tract 22, to a point;

Thence S84°09'21"E, 76.01 feet, to a point in the west line of the said 7-83 Vacated Alley;

Thence S82°38'56"E, 9.89 feet, to a point.

Thence S05°50'39"W, 1.00 feet, to a 5/8 inch Iron Pin with an ID Cap *COTTRILL PS6868* in the centerline of the said 17-20 Vacated Alley;

Thence N82°38'56"W, 9.90 feet, along the north line of the said 17-20 Alley and the south line of the said 7-83 Alley to the POB;

Said *Eave Encroachment Easement* contains 85.89 square feet

**EASEMENT C** – A 1.5 foot wide *Eave and Porch Encroachment Easement* onto said Tract 21 from Tract 22 of the said Darby Partners;

Commencing at a 5/8 inch Iron Pin found at the northeast corner of said Tract 18, the northwest corner of the said 17-20 Vacated Alley, the southeast corner of the said Tract 22 and the southwest corner of the said 7-83 Vacated Alley

Thence N06°01'14"E, 33.00 feet, along the west line of the said 7-83 Vacated Alley and the east line of the said Tract 22, to the north line of the said Tract 22 and the south lie of the said Tract 21;

Thence S84°01'59"E, 4.51 feet, to a MAGNail™ set in the west R/W of North Chillicothe Street at the **POB** of this description;

Thence N84°08'51"W, 80.64 feet, along the line between said Tracts 22 and 21 to a point;

Thence N05°50'39"E, 1.50 feet, into said tract 21 to a point;

Thence S84°08'51"E, 80.00 feet, through said Tract 21, to a point on the west R/W of N. Chillicothe Street;

Thence S17°09'00"E, 1.63 feet, along the west R/W of said N. Chillicothe St. to the **POB** of this description;

Said *Eave and Porch Encroachment Easement* contains 120.48 square feet and supersedes the previous *Porch Easement* (O.R. 359, Page 1264) to be released.

Said property contains 0.120 acres of which 0.111 acres is in the original Tract 22 and 0.009 acres is in the said 7-83 Vacated Alley, all in V.M.S. 7758, Village of Plain City, Madison County, Ohio. The **Basis Of Bearing is N06°01'14"E** along the west R/W of the said 17-20 Vacated Alley and the east line of the replatted lots of 28A and 28C (Cabinet B, Slide 403), established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in April 2022 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. 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* 04/05/2022  
Casey C. Elliott, PS 7759