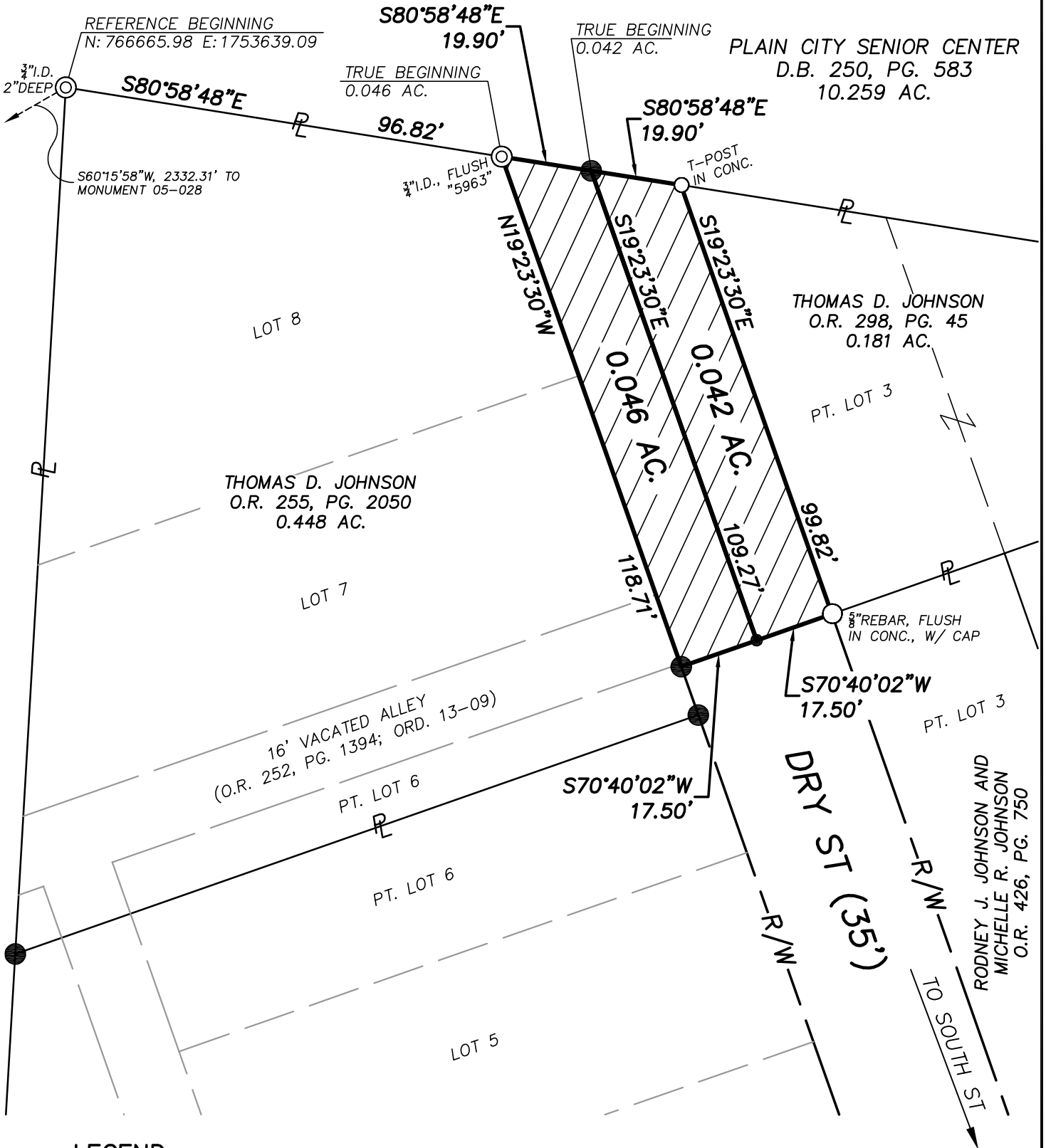
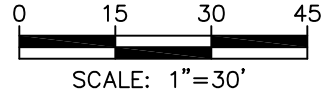


# PARTIAL STREET VACATION

DRY STREET, E.H. DRY'S ADDITION  
VILLAGE OF PLAIN CITY, MADISON COUNTY, OHIO



## LEGEND

- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- MAG NAIL SET
- IRON PIN SET (5/8" REBAR, 30" LONG, "STADT 8723")
- ℙ PROPERTY LINE

R/W PUBLIC ROAD  
RIGHT-OF-WAY

## BASIS OF BEARINGS

Bearings hereon are referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN Survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet).

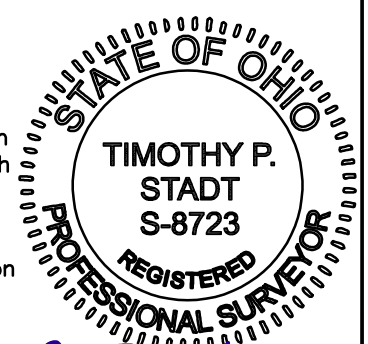
This plat is based on the results of an actual field survey performed on the property under my supervision in August, 2025.



8850 COMMERCE LOOP DR  
COLUMBUS, OH 43240  
(614) 899-2209

DATE: 9/5/2025 REVISED:  
JOB No.: 25-497 F.B./PG.: 52/55  
CLIENT: MR. TOM JOHNSON  
CLIENT P.O.: N/A

DRAWING NAME: 25497VAC.DWG



BY *Timothy P. Stadt*  
OHIO PROFESSIONAL SURVEYOR No. 8723

September 5, 2025

**EXHIBIT "B"**

**0.042 ACRE STREET VACATION  
PART OF DRY STREET IN E.H. DRY'S ADDITION TO PLAIN CITY**

Situated in the State of Ohio, County of Madison, Village of Plain City, and being part of Dry Street in E.H. Dry's Addition to Plain City, all records referenced herein being to those located in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at a 3/4" inside diameter pipe found 2" deep at the northwest corner of Lot 8 of said E.H. Dry's Addition, the northwest corner of a 0.448 acre tract as described in a deed to Thomas D. Johnson, of record in Official Record 255, page 2050, and at an interior corner of a 10.259 acre tract as described in a deed to Plain City Senior Center, of record in Deed Book 250, page 583; thence South 80°58'48" East, along the northerly line of said Lot 8, the northerly line of said 0.448 acre tract, the northerly line of said Dry Street (35 feet wide), and the southerly line of said 10.259 acre tract, passing a 3/4" inside diameter pipe found flush with cap inscribed "5963" at 96.82 feet, for a total distance of 116.72 feet to an iron pin set on the centerline of right-of-way of said Dry Street and being the **TRUE POINT OF BEGINNING** of the tract herein described.

Thence **South 80°58'48" East**, along the northerly right-of-way line of said Dry Street and the southerly line of said 10.259 acre tract, a distance of **19.90 feet** to a t-post found in concrete at the northeast corner of said Dry Street, the northwest corner of Lot 3 of said E.H. Dry's Addition, and the northwest corner of a 0.181 acre tract as described in a deed to Thomas D. Johnson, of record in Official Record 298, page 45;

Thence **South 19°23'30" East**, along the easterly right-of-way line of said Dry Street, the westerly line of said Lot 3, and the westerly line of said 0.181 acre tract, a distance of **99.82 feet** to a 5/8" rebar found flush in concrete with cap at the southeast corner of said 0.181 acre tract and the northwest corner of a part of Lot 3 as described in a deed to Rodney J. Johnson and Michelle R. Johnson, of record in Official Record 426, page 750;

Thence **South 70°40'02" West**, crossing through said Dry Street, a distance of **17.50 feet** to mag nail set on the centerline of right-of-way line of said Dry Street;

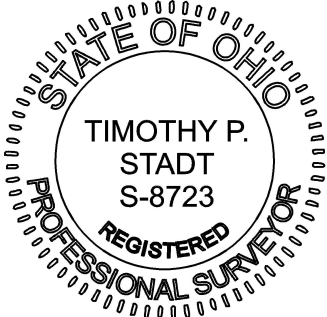
Thence **North 19°23'30" West**, along the centerline of right-of-way line of said Dry Street, a distance of **109.27 feet** to the TRUE POINT OF BEGINNING, containing 0.042 acres, more or less.

All iron pins set are 5/8" rebar, 30 inches long, with a cap inscribed "STADT 8723".

Bearings herein are referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN Survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet).

This description was prepared by Pro Boundary, LLC, and based on an actual field survey performed in August, 2025.

by Timothy P. Stadt  
Timothy P. Stadt  
Registered Surveyor No. 8723



September 5, 2025

**EXHIBIT "A"**

**0.046 ACRE STREET VACATION  
PART OF DRY STREET IN E.H. DRY'S ADDITION TO PLAIN CITY**

Situated in the State of Ohio, County of Madison, Village of Plain City, and being part of Dry Street in E.H. Dry's Addition to Plain City, all records referenced herein being to those located in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at a 3/4" inside diameter pipe found 2" deep at the northwest corner of Lot 8 said E.H. Dry's Addition, the northwest corner of a 0.448 acre tract as described in a deed to Thomas D. Johnson, of record in Official Record 255, page 2050, and at an interior corner of a 10.259 acre tract as described in a deed to Plain City Senior Center, of record in Deed Book 250, page 583; thence South 80°58'48" East, along the northerly line of said Lot 8, the northerly line of said 0.448 acre tract, and the southerly line of said 10.259 acre tract, a distance of 96.82 feet to a 3/4" inside diameter pipe found flush with cap inscribed "5963" at the northeast corner of said Lot 8 and the northwest corner of Dry Street (35 feet wide), said pipe being the **TRUE POINT OF BEGINNING** of the tract herein described.

Thence **South 80°58'48" East**, along the northerly right-of-way line of said Dry Street and the southerly line of said 10.259 acre tract, a distance of **19.90 feet** to an iron pin set on the centerline of right-of-way of said Dry Street;

Thence **South 19°23'30" East**, along said centerline of right-of-way, a distance of **109.27 feet** to a mag nail set;

Thence **South 70°40'02" West**, crossing through said Dry Street, a distance of **17.50 feet** to an iron pin set on the westerly right-of-way line of said Dry Street and the easterly line of said 0.448 acre tract and the easterly line of Lot 6 of said E.H. Dry's Addition;

Thence **North 19°23'30" West**, along the westerly right-of-way line of said Dry Street, the easterly line of said Lot 6, the easterly line of said 0.448 acre tract, the easterly line of a 16' vacated alley (Official Record 252, page 1394; Ordinance 13-09), the easterly line of Lot 7 of said E.H. Dry's Addition, and the easterly line of said Lot 8, a distance of **118.71 feet** to the TRUE POINT OF BEGINNING, containing 0.046 acres, more or less.

All iron pins set are 5/8" rebar, 30 inches long, with a cap inscribed "STADT 8723".

Bearings herein are referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN Survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet).

This description was prepared by Pro Boundary, LLC, and based on an actual field survey performed in August, 2025.

by Timothy P. Stadt  
Timothy P. Stadt  
Registered Surveyor No. 8723

