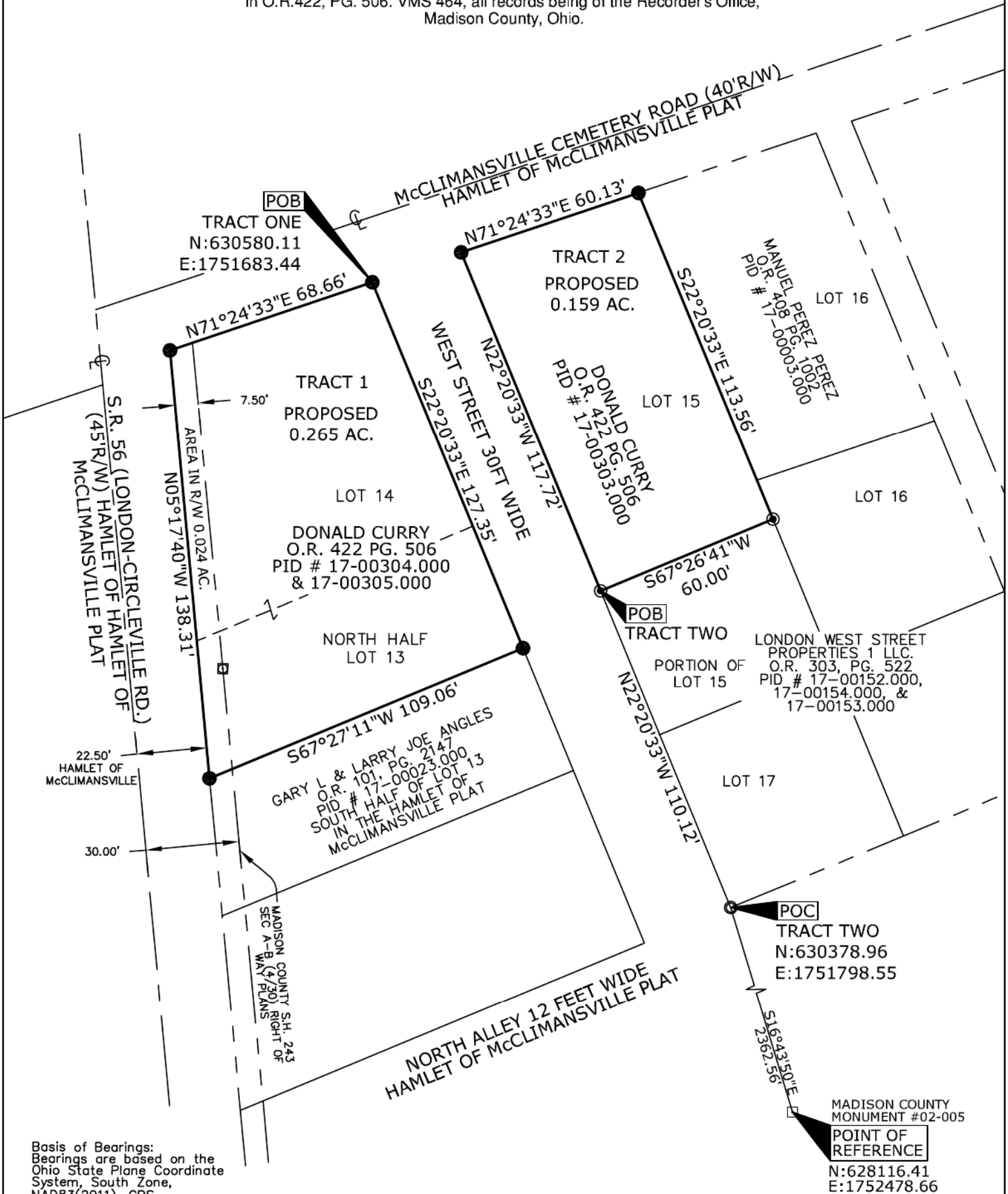


PLAT OF SURVEY

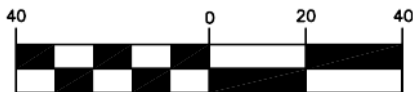
Situated in the State of Ohio, County of Madison, Township of Pleasant, being Tract's One (1), and Two (2) as conveyed to Donald Curry of record in O.R.422, PG. 506. VMS 464, all records being of the Recorder's Office, Madison County, Ohio.



Basis of Bearings:
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011), GPS observation on the East right-of-way of S.R. 56., having a bearing of N05°17'40\"W, is designated as the basis of bearings.



GRAPHIC SCALE



1 inch = 40 ft.



- LEGEND**
- SET 3/4" IP-30" LONG CAPPED (TT)
 - REBAR FOUND
 - ⊙ IRON PIPE FOUND
 - ⊠ ODOT MONUMENT
 - COUNTY MONUMENT

14659 S.R. 56
State of Ohio, County of Madison, in Pleasant Township
CERTIFICATION: THIS PLAT IS PREPARED FROM RECORDS ON FILE AT THE MADISON COUNTY AUDITOR, RECORDER & ENGINEER'S OFFICES AND PERFORMED UNDER THE DIRECT SUPERVISION OF MICHAEL R. ZISKA, REGISTERED SURVEYOR #8621 ON JUNE 14TH 2025 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: *Michael Ziska*
MICHAEL R. ZISKA REGISTERED STATE OF OHIO
PROFESSIONAL SURVEYOR No. 8621
DATE OF PLAT: 06/19/2025

Situated in the State of Ohio, County of Madison, Township of Pleasant, being Tract's One (1), and Two (2) as conveyed to Donald Curry of record in O.R.422, PG. 506.



TRACT 1
0.265 ACRE SURVEY
PID # 17-00304.000 & 17-00305.000
LOT 14 AND NORTH HALF OF LOT 13

Situated in the State of Ohio, County of Madison, Township of Pleasant, being Tract One (1), as conveyed to Donald Curry of record in O.R.422, PG. 506, VMS 464, containing 0.265 acre of land being more particularly described as follow:

BEGINNING at an iron pin set at the Northeast corner of Lot 14 in the Hamlet of McClimansville as the same are designated on the recorded plat of said Hamlet, and the West right-of-way of West Street (30' Wide) Hamlet of McClimansville Plat, and the South right-of-way of McClimansville Cemetery Road (40'R/W) Hamlet of McClimansville Plat, thence;

S 22° 20' 33" E, a distance of **127.35 feet**, along the East line of said Lot 14, and the West right-of-way of said West Street, to an iron pin set on the East line of Lot 13 of said Hamlet of McClimansville Plat, the West right-of-way of said West Street, and the Northeast corner of the South Half of Lot 13, as conveyed to Gary I. & Larry Joe Angles of record in O.R. 101, PG. 2147, thence;

S 67° 27' 11" W, a distance of **109.06 feet**, going through said Lot 13, also being the North line of said South Half of Lot 13, to an iron pin set on the East right-of-way of S.R. 56 (London-Circleville Rd.) (45'R/W) of said Hamlet McClimansville plat, and the West line of said Lot 13, thence;

N 05° 17' 40" W, a distance of **138.31 feet**, along the West line of said Lot 13 and 14, and the East right-of-way line of said S.R. 56, to an iron pin set at the Northwest corner of said Lot 14, the East right-of-way of said S.R. 56, and the South right-of-way of said McClimansville Cemetery Road, thence;

N 71° 24' 33" E, a distance of **68.66 feet**, along the North line of said Lot 14, and the South right-of-way of said McClimansville Cemetery Road, to the **TRUE POINT OF BEGINNING**, containing 0.265 acres, more or less and subject to all legal easements and rights-of-way of record.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011), GPS observation on the East right-of-way of S.R. 56., having a bearing of **N 05°17'40" W**, is designated as the basis of bearings. Iron pins set are 3/4" by 30" with cap inscribed "TT ". Based on an actual survey performed under the direct supervision of Michael R. Ziska on June 14th 2025 and is true and correct to the best of my knowledge.



Mike Ziska

Michael R. Ziska

06/19/2025

Professional Surveyor No.8621

TRACT 2
0.159 ACRE SURVEY
PID # 17-00303.000
PORTION OF LOT 15

Situated in the State of Ohio, County of Madison, Township of Pleasant, being Tract Two (2), as conveyed to Donald Curry of record in O.R.422, PG. 506, VMS 464, containing 0.159 acre of land being more particularly described as follow:

COMMENCING at a found rebar at the Southwest corner of Lot 17 in the Hamlet of McClimansville as the same are designated on the recorded Plat of said Hamlet, the North right-of-way of North Alley 12 feet wide of said Hamlet of McClimansville Plat, and the East right-of-way of West Street (30'Wide) of said Hamlet of McClimansville Plat, thence;

N 22° 20' 33" W, a distance of **110.12 feet**, along West line of said Lot 17, the West line of a Portion of Lot 15 as conveyed to London West Street Properties 1 LLC., of record in O.R. 303, PG. 522, and the East line of said West Street, to an iron pin found at the West line of said Lot 15, and the East right-of-way of said West Street, being the **TRUE POINT OF BEGINNING** for the intended 0.159 acre tract described, thence;

N 22° 20' 33" W, a distance of **117.72 feet**, along the West line of said Lot 15, and the East right-of-way of said West Street, to an iron pin set on the Northwest corner of said Lot 15, the East right-of-way of said West Street, and the South right-of-way of McClimansville Cemetery Road (40'R/W) Hamlet of McClimansville Plat, thence;

N 71° 24' 33" E, a distance of **60.13 feet**, along the North line of said Lot 15, and the South right-of-way of said McClimansville Cemetery Road, to an iron pin set at the Northeast corner of said Lot 15, the Northwest corner of Lot 16 of said Hamlet of McClimansville Plat, and the South right-of-way of said McClimansville Cemetery Road, thence;

S 22° 20' 33" E, a distance of **113.56 feet**, along the East line of said Lot 15, and the West line of said Lot 16, to an iron pin found on the East line of said Lot 15, the West line of said Lot 16, also being the Northeast corner of said Portion of Lot 15, thence;

S 67° 26' 41" W, a distance of **60.00 feet**, along the North line of said Portion of Lot 15, to the **TRUE POINT OF BEGINNING**, containing 0.159 acres, more or less and subject to all legal easements and rights-of-way of record.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011), GPS observation on the East right-of-way of S.R. 56., having a bearing of **N 05°17'40" W**, is designated as the basis of bearings. Iron pins set are ¾" by 30" with cap inscribed "TT ". Based on an actual survey performed under the direct supervision of Michael R. Ziska on June 14th 2025 and is true and correct to the best of my knowledge.



Mike Ziska

Michael R. Ziska

06/19/2025

Professional Surveyor No.8621