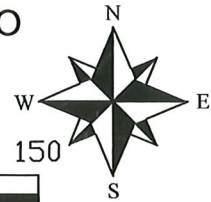
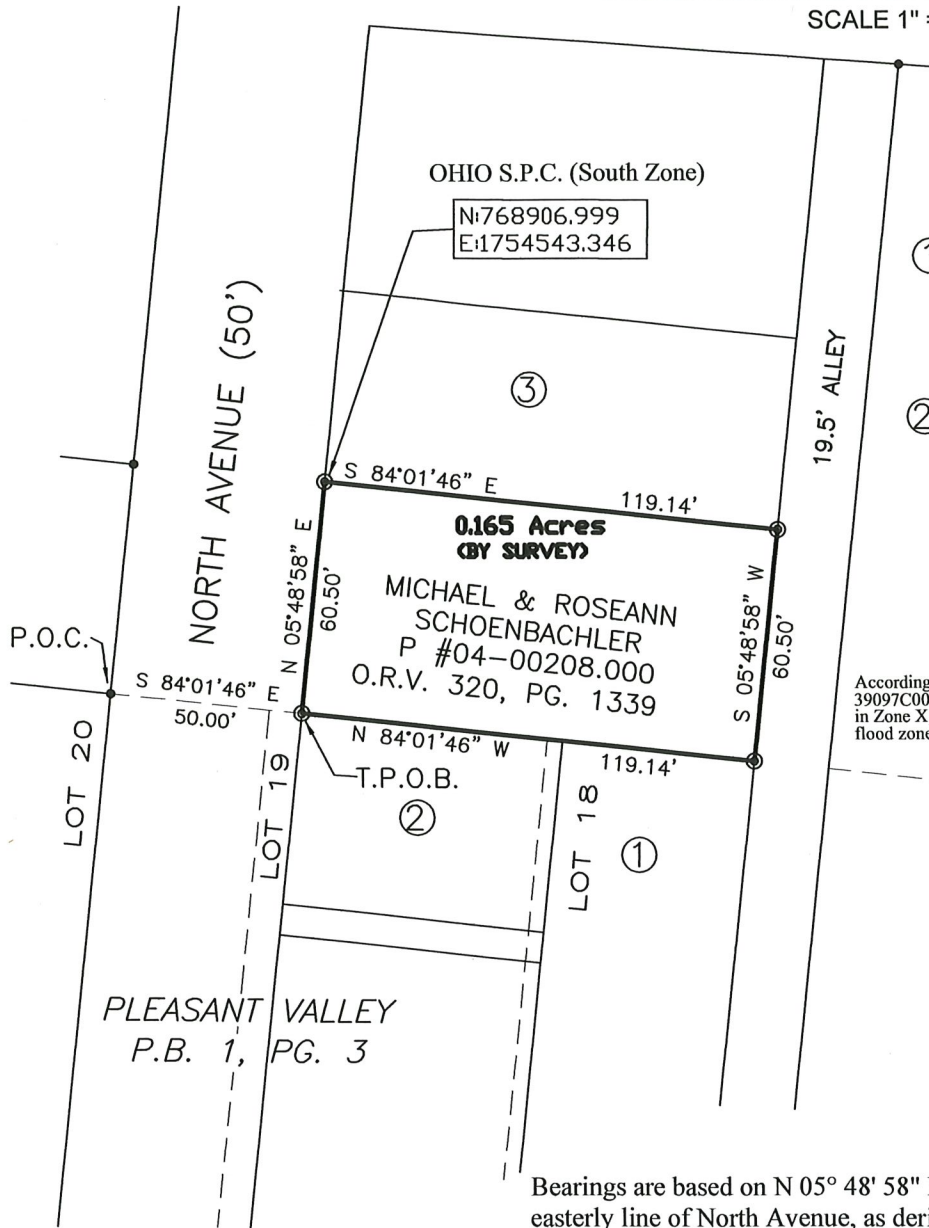


PLAT OF SURVEY

BEING 0.165 ACRES LOCATED IN VMS # 5128, NORTH ADJOINER TO
 "PLEASANT VALLEY", a Subdivision of record in P.B. 1, Pg. 3,
 locate in the PLAIN CITY, MADISON COUNTY, OHIO



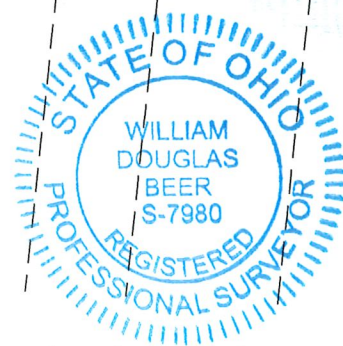
SCALE 1" = 50'



ADJOINERS

- ① GENERAL TELEPHONE CO.
OF OHIO, P #04-00669.000
O.R.V. 185, PG. 19
- ② MARY & BERNARD BUTLER
P #04-00068.000
O.R.V, 6, PG. 993
- ③ GARY LEE ZERKLE
P #04-00602.000
O.R.V. 290, PG. 109

According to FEMA Flood Insurance Rate Map (FIRM) Index # 39097C0057D, dated 06/18/2010, the subject property is located in Zone X, designated as an area outside the 100 and 500 year flood zones and the flood potential for the subject property is minimal.



Bearings are based on N 05° 48' 58" E, as shown hereon for the easterly line of North Avenue, as derived from GPS observations based on Ohio State Plane Coordinate System (South Zone), NAD '83 (with an NSRS adjustment) using ODOT VRS.

DATE OF SURVEY: AUGUST, 2016

LEGEND:

- ⊙ = 5/8" REBAR W/ CAP (P.S. #7980) SET
- = 1/2" IRON PIPE FOUND (or noted)

I hereby certify that this boundary survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

BENCHMARK LAND SURVEYING
 3501 MANILA DRIVE
 WESTERVILLE, OH 43081
 (614) 794-9609 ~ Office
 (614) 899-0336 ~ Fax
 bmlsurveying@yahoo.com

William D. Beer 8/18/16
 William D. Beer Date
 Registered Professional Surveyor No. 7980

August 15, 2016

DESCRIPTION OF A 0.165 ACRE TRACT

Situated in Village of Plain City, County of Union, State of Ohio, located in Virginia Military Survey #5128, being all of that tract of land conveyed to Michael and Roseann Schoenbachler in Official Record Volume 320, Page 1339, being all of Parcel No. 04-00208.000 and being 0.165 acres by survey, said 0.165 acres being more particularly described as;

Commencing, for reference, at a ½-inch iron pipe found at the intersection of the westerly right-of-way line of North Avenue (50') and the northeasterly corner of (the remainder of) Lot 20 in Pleasant Valley Subdivision, a subdivision of record in Plat Book 1, Page 3; thence, South 84°01'46" East, crossing said North Avenue, with the northerly line of said (remainder of) Lot 20 and with a portion of the northerly line of Lot 19 in said subdivision, a distance of 50.00 feet to a rebar set in the easterly right-of-way line of said North Avenue, the same being the northwesterly corner of that tract of land conveyed to Mary and Bernard Butler in O.R.V. 6, Page 993 (Parcel #04-00068.000), being the southwest corner of said Schoenbachler tract and being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, North 05°48'58" East, with said easterly right-of-way line and with the westerly line of said Schoenbachler tract, a distance of 60.50 feet to a rebar set at the northwesterly corner of said Schoenbachler tract, the same being the southwest corner of that tract of land conveyed to Gary Lee Zerkle in O.R.V. 290, Page 109 (Parcel #04.00602.000);

Thence, South 84°01'46" East, with the southerly line of said Zerkle tract and with the northerly line of said Schoenbachler tract, a distance of 119.14 feet to a rebar set at the southeasterly corner of said Zerkle tract, the same being the northeasterly corner of said Schoenbachler tract and being in the westerly right-of-way line of a 19.5' alley;

Thence, South 05°48'58" West, with said westerly right-of-way line and with the easterly line of said Schoenbachler tract, a distance of 60.50 feet to a rebar set at the southeasterly corner of said Schoenbachler tract, the same being the northeasterly corner of that tract of land conveyed to General Telephone Company of Ohio in O.R.V. 185, Page 19 (Parcel #04.00669.000);

Thence, North 84°01'46" West, with the northerly lines of said General Telephone company of Ohio tract and said Butler tract and with the southerly line of said Schoenbachler tract, a distance of 119.14 feet the TRUE PLACE OF BEGINNING.

