

1.2379 Acre Tract
Surveyed for Canaan Township Trustees

The following described 1.2379 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 6648, 12071-12881 and 12745-12746, and being all of a 1.2265 acre tract (surveyed by Neil Babbs April 7, 1982 and never recorded as a deed, see plat 9-82) also all of a 0.0117 acre tract conveyed to first Baptist Church on big Darby by Official Record 274 page 1784, and being more particularly described as follows:

Beginning at a mag nail found at the intersection of the centerline extended of Price-Hilliards Road (County Road 32)(right-of-way varies) with the west line of said 1.2265 acre tract and the old centerline of Plain City-Georgesville Road (County Road 7)(right-of-way varies), a centerline monument found at the intersection of said Price-Hilliards Road with the new centerline of said Plain City-Georgesville Road bears North 87° 10 minutes 45 seconds West a distance of 7.29 ft.;

Thence, with the west line of said 1.2265 acre tract and the old centerline of Plain City-Georgesville Road, **North 00° 57 minutes 43 seconds West** a distance of **232.19** ft. to a mag nail set at the southwest corner of a 1.4 acre tract conveyed to Baptist Church Parsonage by Deed Book 46 page 509;

Thence, with the south line of said 1.4 acre tract, **South 82° 17 minutes 30 seconds East**, passing an iron pin and cap set at 50.69 ft., a total distance of **179.64** ft. to a 3 in. diameter metal fence post found corner to a 7.9535 acre tract conveyed to Canaan Township, of Madison County by Official Record 276 page 2040;

Thence, with the west line of said 7.9535 acre tract the following 5 courses:

- 1) **South 05° 13 minutes 34 seconds West** a distance of **136.77** ft. to an iron pin and cap previously set at the northwest corner of said 0.0117 acre tract
- 2) **South 84° 01 minutes 59 seconds East** a distance of **8.97** ft. to an iron pin and cap previously set
- 3) **South 05° 58 minutes 01 seconds West** a distance of **59.27** ft. to an iron pin and cap previously set
- 4) **North 84° 01 minutes 59 seconds West** a distance of **8.20** ft. to an iron pin and cap previously set at the southwest corner of said 0.0117 acre tract
- 5) **South 05° 13 minutes 34 seconds West** a distance of **120.00** ft. to an angle iron fence post found in the north line of a 2.87 acre tract conveyed to a Earl Osborne and Rebecca O. Raber by Official Record 163 page 1198.

Thence, with the north line of said 2.87 acre tract the following 3 courses:

- 1) **North 82° 30 minutes 31 seconds West** a distance of **53.49** ft. to an iron pin and cap set
- 2) **South 46° 24 minutes 00 seconds West** a distance of **31.67** ft. to an iron pin and cap set
- 3) **South 89° 56 minutes 15 seconds West**, passing an iron pin and cap set at 19.02 ft., a total distance of **64.43** ft. to a mag nail set in the new centerline of Plain City-Georgesville

Thence, with the west line of said 1.2265 acre tract and the old centerline of Plain City-Georgesville, **North 02° 19 minutes 06 seconds West** a distance of **121.70** ft. returning to the point beginning containing **1.2379 Acres** more or less.

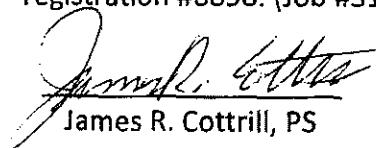
Subject to an Ingress/Egress Easement showing on the plat accompanying this legal description, described separately and recorded in Official Record 276 page 2040,

Bearings are based on the new centerline of Plain City-Georgesville (North 5° 42 minutes 52 seconds West) as shown on Madison County Schematic plan – C.R. 7, MAR-C.R.7-VAR, sheet 3/120.

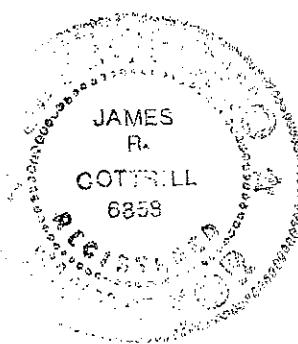
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed April 9, 2012 by James R. Cottrill registration #6858. (Job #S120501-1.2379AC)



James R. Cottrill, PS



Ingress/Egress Easement
Surveyed for Canaan Township Trustees

The following described Ingress/Egress Easement is situated in the State of Ohio, Madison County, Canaan Township, VMS 6648 and 12071/12881, being across a 1.2379 acre tract conveyed to Trustees of the First Baptist Church on Big Darby by Official Record 276 page 2040, and being more particularly described as follows:

Commencing at a point in the centerline of the old Plain City-Georgesville Road (County Road 7) (right-of-way width varies), said point is at the southwest corner of a 1.4 acre tract conveyed to the Baptist Church Parsonage by Deed Book 46 page 509 and the northwest corner of said 1.2265 acre tract;

Thence, with the south line of said 1.4 acre tract, South 82° 17 minutes 30 seconds East a distance of 43.00 ft. to a point in the east right-of-way line of said Plain City-Georgesville Road;

Thence, with the said east right-of-way line, with a curve to the left, arc length of 92.74 ft., radius equals 917.50 ft., chord bears South 6° 16 minutes 17 seconds West a chord length of 92.70 ft. to **The True Point Beginning** of said Ingress/Egress Easement;

Thence, across said 1.2265 acre tract the following 3 courses:

- 1) South 84° 46 minutes 26 seconds East a distance of 30.05 ft.
- 2) South 01° 48 minutes 41 seconds West a distance of 34.29 ft.
- 3) South 87° 03 minutes 51 seconds East a distance of 106.19 ft. to a point in the east line of said 1.2265 acre tract and in the west line of a 0.25 acre tract conveyed to Canaan Township by Deed Book 28 page 378 (Canaan Township Cemetery);

Thence, with the west line of said cemetery, South 05° 13 minutes 34 seconds West a distance of 20.02 ft. to an iron pin and cap set;

Thence, across said 1.2265 acre tract, North 87° 03 minutes 51 seconds West a distance of 134.84 ft. to a point in the east right-of-way line of said Plain City-Georgesville Road;

Thence, with said east right-of-way line, with a curve to the right having an arc length 55.51 ft., a radius of 917.50 ft., the chord bears North 01° 38 minutes 33 seconds East a chord length of 55.50 ft. returning to **The True Point Beginning** of said easement and being more clearly shown on plat accompanying this legal description.

Bearings are based on the centerline of Plain City-Georgesville Road (North 05° 42 minutes 52 seconds West) as shown on Madison County Schematic Plan -CR 7, MAR-CR7-VAR, sheet 3 of 120.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed August 31, 2011 by James R. Cottrill registration #6858. (Job #S110606B)


James R. Cottrill,

