



7.9535 Acre Tract  
Surveyed for Canaan Township Trustees

The following described 7.9535 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 6648, 12071-12881, being all of the following tracts: 1.02 acre tract conveyed to Trustees of Canaan Township by Deed Book 52 page 377, 0.27 acre tract conveyed to the Trustees of Canaan Township by Deed Book 52 page 376, 1.45 acre tract conveyed to Canaan Township by Deed Book 28 page 378, 0.25 acre tract conveyed to Canaan Township by Deed Book 28 page 376, 0.25 acre tract conveyed to Canaan Township by Deed Book 34 page 241, 0.7690 acre tract conveyed to Canaan Township Trustees by Deed Book 263 page 375, 3.6134 acre tract conveyed to Board of Trustees of Canaan Township by Official Record \_\_\_\_\_ page \_\_\_\_\_, and 0.2688 acre tract conveyed to Board of Trustees of Canaan Township by Official Record \_\_\_\_\_ page \_\_\_\_\_, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Plain City-Georgesville Road (County Road 7) (right-of-way width varies), said mag nail is at the northwest corner of a 1.4 acre tract conveyed to the Baptist Church Parsonage by Deed Book 46 page 509, said mag nail is also corner to said 3.6134 acre tract;

Thence, with the centerline of said Plain City-Georgesville Road, North 20° 04 minutes 24 seconds East, passing a centerline monument found at Station 237+00 at 10.19 ft., a total distance of 30.00 ft. to a mag nail set in said centerline, corner to a 14.3416 acre tract (residual) conveyed to Earl Osborne and Rebecca O. Raber by Official Record 262 page 2029;

Thence, with said 14.3416 acre tract the following 2 courses:

- 1) South 82° 20 minutes 50 seconds East, passing an iron pin and cap set at 29.69 ft., a total distance of 600.13 ft. to an iron pin and cap set
- 2) South 07° 37 minutes 30 seconds West a distance of 313.93 ft. to an iron pin and cap set at the north east corner of said 0.2688 acre tract and corner to an 11.7861 residual acre tract conveyed to Earl Osborne and Rebecca O. Raber by Official Record 163 page 1198;

Thence, with said 11.7861 acre tract the following 3 courses:

- 1) South 07° 37 minutes 30 seconds West a distance of 393.08 feet to an iron pin and cap set
- 2) North 82° 21 minutes 49 seconds West, passing an iron pin and cap set at 27.00 ft., a total distance of 30.00 ft. to a 4 inch square vinyl fence post found at the southeast corner of said 1.02 acre tract
- 3) North 82° 30 minutes 31 seconds West, passing the northeast corner of a 2.87 acre tract (by GIS) conveyed to Earl Osborne and Rebecca O. Raber by Official Record 163 page 1198 at 240.85 ft., a total distance of 451.89 ft. to an angle iron fence post found at the southeast corner of a 1.2265 acre tract conveyed to the Trustees of the First Baptist Church on Big Darby by Official Record \_\_\_\_\_ page \_\_\_\_\_ ;

Thence, with the east line of said 1.2265 acre tract, North 05° 13 minutes 34 seconds East a distance of 120.00 ft. to an iron pin and cap set;

Thence, across said 0.25 acre tract the following 3 new courses:

- 1) South 84° 01 minutes 59 seconds East a distance of 8.20 ft. to an iron pin and cap set
- 2) North 05° 58 minutes 01 seconds East a distance of 59.27 ft. to an iron pin and cap set
- 3) North 84° 01 minutes 59 seconds West a distance of 8.97 ft. to an iron pin and cap set in the east line of said 1.2265 acre tract;

Thence, with the east line of said 1.2265 acre tract, North 05° 13 minutes 34 seconds East a distance of 136.77 ft. to a 3 inch diameter metal fence post found at the southeast corner of said parsonage 1.4 acre tract;

Thence, with said 1.4 acre tract the following 2 courses:

- 1) North 13° 58 minutes 11 seconds East, passing a 3/4 inch diameter iron pipe and aluminum cap stamped "N. C. B. 5969" found at 72.83 ft., a total distance of 327.60 ft. to a 10 in. diameter wood fence post found

- 2) North 68° 03 minutes 30 seconds West, passing a 5/8 inch diameter rebar and yellow plastic cap stamped “Clapsaddle RS #6140” at 3.00 ft., also passing a 3/4 inch diameter iron pipe and aluminum cap stamped “N. C. B. 5969” found at 116.64 ft., a total distance of 152.42 ft. returning to the point beginning containing **7.9535 Acres** more or less, of which 1.0399 acres more or less is all of said 1.02 acre tract, 0.2982 acres more or less is all of said 0.27 acre tract, 1.4554 acres more or less is all of said 1.45 acre tract, 0.2464 acres more or less is all of said 0.25 acre tract, 0.2629 acres more or less is all of said 0.25 acre tract, 0.7685 acres more or less is all of said 0.7690 acre tract, 3.6134 acres more or less is all of said 3.6134 acre tract, and 0.2688 acres more or less is all of said 0.2688 acre tract.

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 July 22, 2011 by James R. Cottrill registration #6858. (Job #S110606D)

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James R. Cottrill,

0.0117 Acre Tract  
Surveyed for Canaan Township Trustees

The following described 0.0117 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 6648, being part of a 0.25 acre tract conveyed to Canaan Township by Deed Book 28 page 378 (Canaan Township Cemetery), 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 a 1.2265 acre tract conveyed to the Trustees of the First Baptist Church on Big Darby by Official Record \_\_\_\_\_ page \_\_\_\_\_;

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 at the northwest corner of said 0.25 acre tract;

Thence, with the west line of said 0.25 acre tract, South 05° 13 minutes 34 seconds West a distance of 136.77 ft. to an iron pin and cap set at **The True Point Beginning**;

Thence, across said 0.25 acre tract the following 3 courses:

- 1) South 84° 01 minutes 59 seconds East a distance of 8.97 ft. to an iron pin and cap set
- 2) South 05° 58 minutes 01 seconds West a distance of 59.27 ft. to an iron pin and cap set
- 3) North 84° 01 minutes 59 seconds West a distance of 8.20 ft. to an iron pin and cap set in the east line of said 1.2265 acre tract;

Thence, with the east line of said 1.2265 acre tract, North 05° 13 minutes 34 seconds East a distance of 59.28 ft. returning to **The True Point Beginning** containing **0.0117 acres** more or less.

The hereinabove described 0.0117 acre tract is to become part of and contingent to said 1.2265 acre tract.

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 #S110606C)

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James R. Cottrill,

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 1.2265 acre tract conveyed to Trustees of the First Baptist Church on Big Darby by Official Record \_\_\_\_ page \_\_\_\_\_ , 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)

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James R. Cottrill,