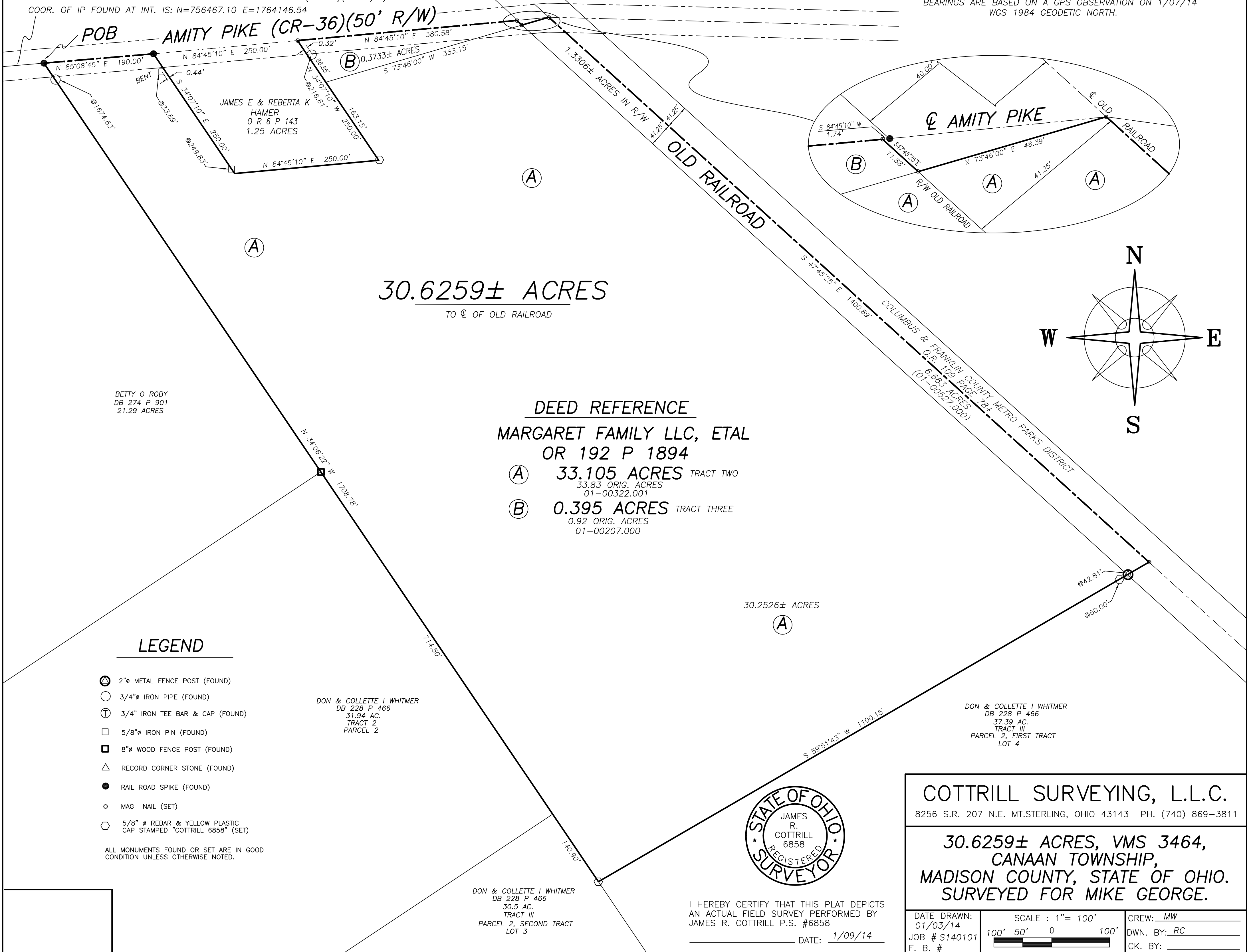


N 85°08'45" E 2204.72' FROM C OF CARTER'S MILL ROAD (CR 39)(45' R/W)
 COOR. OF IP FOUND AT INT. IS: N=756467.10 E=1764146.54

BEARINGS ARE BASED ON A GPS OBSERVATION ON 1/07/14
 WGS 1984 GEODETIC NORTH.



POB

AMITY PIKE (CR-36)(50' R/W)

JAMES E & REBERTA K
 HAMER
 O R 6 P 143
 1.25 ACRES

30.6259± ACRES
 TO C OF OLD RAILROAD

DEED REFERENCE
 MARGARET FAMILY LLC, ETAL
 OR 192 P 1894

- (A) 33.105 ACRES TRACT TWO
 33.83 ORIG. ACRES
 01-00322.001
- (B) 0.395 ACRES TRACT THREE
 0.92 ORIG. ACRES
 01-00207.000

BETTY O ROBY
 DB 274 P 901
 21.29 ACRES

DON & COLLETTE I WHITMER
 DB 228 P 466
 31.94 AC.
 TRACT 2
 PARCEL 2

DON & COLLETTE I WHITMER
 DB 228 P 466
 37.39 AC.
 TRACT III
 PARCEL 2, FIRST TRACT
 LOT 4

DON & COLLETTE I WHITMER
 DB 228 P 466
 30.5 AC.
 TRACT III
 PARCEL 2, SECOND TRACT
 LOT 3

LEGEND

- ⊙ 2" ∅ METAL FENCE POST (FOUND)
- 3/4" ∅ IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" ∅ IRON PIN (FOUND)
- 8" ∅ WOOD FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
 CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 JAMES R. COTTRILL P.S. #6858
 DATE: 1/09/14

COTTRILL SURVEYING, L.L.C.
 8256 S.R. 207 N.E. MT.STERLING, OHIO 43143 PH. (740) 869-3811

**30.6259± ACRES, VMS 3464,
 CANAAN TOWNSHIP,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR MIKE GEORGE.**

DATE DRAWN: 01/03/14	SCALE : 1" = 100'	CREW: MW
JOB # S140101	100' 50' 0 100'	DWN. BY: RC
F. B. #		CK. BY:

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

30.6259 Acre Tract *Surveyed for Mike George*

The following describe 30.6259 acre tract is situated in the state of Ohio, Madison County, Canaan Township, VMS 3464, and being all that remains of a 33.105 acre tract (Tract Two, 33.83 original acres)(01-00322.001) and a 0.395 acre tract (Tract Three, 0.92 original acres)(01 – 00207 .000) both tracts conveyed to Margaret Family, LLC, et al. by Official Record 192 page 1894, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Amity Pike (County Road 36)(50 feet Right-Of-Way), said iron pin is at the northwest corner of said 33.105 acre tract and the northeast corner of a 21.29 acre tract conveyed to Betty O. Roby by Deed Book 274 page 901, said iron pin bears North 85° 08' 45" East a distance of 2204.72 feet from an iron pin found at the centerline intersection of said Amity Pike with the centerline of Carter's Mill Road (County Road 39)(45 feet Right-Of-Way);

Thence, with the centerline of said Amity Pike, **North 85° 08' 45" East** a distance of **190.00 feet** to a railroad spike found at the northwest corner of a 1.25 acre tract conveyed to James E and Roberta K Hamer by Official Record 6 page 143;

Thence, with said 1.25 acre tract the following 3 courses:

- 1) **South 34° 07' 10" East**, passing a 5/8 inch diameter iron pin found 0.44 feet right of line at 33.89 feet, also passing a 5/8 inch diameter iron pin found at 249.83 feet, a total distance of **250.00 feet**
- 2) **North 84° 45' 10" East** a distance of **250.00 feet** to an iron pin and caps set
- 3) **North 34° 07' 10" West**, passing the line between said 33.105 and 0.395 acre tracts at 163.15 feet, also passing a ¾" diameter iron pipe found 0.32 feet right of line at 216.61 feet, a total distance of **250.00 feet** to a mag nail set in the centerline of said Amity Pike;

Thence, with the centerline of said Amity Pike, **North 84° 45' 10" East** a distance of **380.58 feet** to a mag nail set at the intersection of said centerline with the southwest right-of-way line of a 6.683 acre tract conveyed to Columbus and Franklin County Metro Parks District by Official Record 109 page 784 (old 82.5' right-of-way of Conrail Railroad) and the northeast corner of said 0.395 acre tract;

Thence, with said right-of-way line, **South 47° 45' 25" East** a distance of **11.88 feet** to a mag nail set in the north line of said 33.105 acre tract;

Thence, with the north line of said 33.105 acre tract, **North 73° 46' 00" East** a distance of **48.39 feet** to a mag nail set in the old centerline of said Conrail Railroad and the northeast corner of said 33.105 acre tract;

Thence, with the old centerline of said Conrail Railroad and the northeast line of said 33.105 acre tract, **South 47° 45' 25" East** a distance of **1400.89 feet** to a mag nail set in said centerline at the northernmost corner of a 37.39 acre tract conveyed to Don and Collette I Whitmer by Deed Book 228 page 466;

Thence, with the northwest line of said 37.39 acre tract, **South 59° 51' 43" West**, passing a 2 inch diameter metal fence post found at 42.81 feet also passing an iron pin and cap set at 60.00

feet, a total distance of **1100.15 feet** to an iron pin and cap set in the northeast line of a 30.5 acre tract also conveyed to Don and Collette I Whitmer by Deed Book 228 page 466;

Thence, with the northeast line of said 30.5 acre tract, **North 34° 06' 22" West**, passing the southeast corner of a 31.94 acre tract also conveyed to Don and Collette I Whitmer by Deed Book 228 page 466 at 140.90 feet, passing an 8 inch diameter wood fence post found at the southeast corner of Roby's said 21.29 acre tract at 855.40 feet, also passing a 3/4 inch diameter iron pipe found at 1674.63 feet, a total distance of **1708.78 feet** returning to the point of beginning containing **30.6259 Acres** more or less of which 30.2526 acres more or less is all that remains of said 33.105 acre tract and 0.3733 acres more or less is all that remains of said 0.395 acre tract, also there is 1.3306 acres more or less within the right-of-way of the old Conrail Railroad.

Bearings are based on a GPS observation on 1/07/14, WGS 1984 Geodetic North.

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 January 9, 2014 by James R. Cottrill registration #6858. (Job #S140101-30-6259AC)

James R. Cottrill, PS