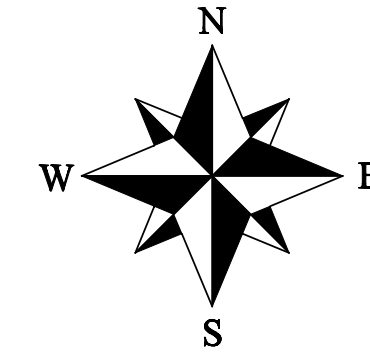


BEARINGS BASED ON THE \odot OF LUCAS ROAD (S 85°35'32"W) AS DESCRIBED IN OFFICIAL RECORD 51, PAGE 880.



LEGEND

- ☆ MADISON COUNTY CONTROL MONUMENT (FOUND)
3.5" BRASS DISC FOUND IN 1' CONCRETE MONUMENT STAMPED (12-41)
- ⊠ IRON PIN FOUND
- 3/4" IRON PIPE (FOUND)
- MAG NAIL (SET)
- ⊞ 1/2" DIA. SOLID IRON PIN (FOUND)
- △ IRON PIN & CAP STAMPED "PRYDAY 7277" (FOUND)
- ☆ 5/8" REBAR & CAP STAMPED "EDWARDS-7574 4792" (FOUND)
- RAIL ROAD SPIKE (FOUND)
- P K NAIL (FOUND)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

PLAIN CITY - GEORGESVILLE ROAD (CR 7) (50'R/W)

DANIEL & JILL PERKEY
OR 215 P 2591
5.755 ACRES

BOARD OF PARK COMMISSIONERS OF
COLUMBUS AND FRANKLIN COUNTY
METROPOLITAN PARK DISTRICT
O.R. 199, P. 770
46.6650 ACRES

14.2462± ACRES

(A)

(STATE PLANE COORDINATES)
NORTHING=732649.94'
EASTING=1754992.31'

POB

LUCAS ROAD (CR 45) (60'R/W)

DEED REFERENCE

JAMES E. TIMMONS 1/3
MATTHEW S. TIMMONS 1/3
MICHAEL B. TIMMONS 1/3
O.R. 197, PG. 861

(A) 20.0012 ORIGINAL ACRES

(14.2462 ACRES TO DATE)

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

DATE: _____

COTTRILL SURVEYING, LLC

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

**14.2462 ACRES SPLIT, VMS 2681,
CANAAN TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR MIKE TIMMONS**

DATE DRAWN:
2/25/13
JOB # S130205
F. B. #

SCALE : 1" = 100'
100' 50' 0 100'

CREW: MW
DWN. BY: MW
CK. BY: _____

14.2462 Acre Tract
Surveyed for Mike Timmons

The following described 14.2462 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 2681, being all of the original 20.0012 acre tract (14.2462 acre tract to date) conveyed to James E Timmons, Matthew S Timmons, and Michael B Timmons by Official Record 197 page 861, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Lucas Road (County Road 45)(60 ft. right-of-way) with the centerline of Plain City - Georgesville Road (County Road 7)(50 ft. right-of-way), said spike also being the southwest corner of said 14.2462 acre tract, from said railroad spike Madison County monument 12 – 41 bears North 59° 58 min. 55 seconds West a distance of 40.32 feet;

Thence, with the centerline of said Plain City Georgesville Road, **North 3° 32 minutes 35 seconds East** a distance of **782.61 ft.** to 1/2 inch diameter solid iron pin found at the southwest corner of a 5.755 acre tract conveyed to Daniel and Jill Perkey by Official Record 215 page 2591;

Thence, with the south line of said 5.755 acre tract, **South 88° 17 min. 54 seconds East** a distance of **45.02 feet** to an iron pin and cap previously set at the northwest corner of a 46.6650 acre tract conveyed to the Board of Commissioners of Columbus and Franklin County Metropolitan Park District by Official Record 199 page 770;

Thence, with said 46.6650 acre tract the following 6 courses:

- 1) **South 03° 32 minutes 35 seconds West** a distance of **257.05 ft.** to an iron pin and cap set
- 2) **South 89° 18 minutes 44 seconds East** a distance of **507.71 ft.** to an iron pin and cap set
- 3) **North 68° 10 minutes 55 seconds East** a distance a **194.08 ft.** to an iron pin and cap set
- 4) **South 69° 13 minutes 59 seconds East** a distance of **323.19 ft.** to an iron pin and cap set
- 5) **South 56° 29 minutes 11 seconds East** a distance of **381.29 ft.** to an iron pin and cap set
- 6) **South 35° 05 minutes 26 seconds East**, passing an iron pin and cap set at 149.82 ft., a total distance of **184.80 ft.** to a railroad spike found in the centerline of said Lucas Road;

Thence, with the centerline of said Lucas Road the following two courses:

- 1) **South 85° 45 minutes 56 seconds West** a distance of **678.16 ft.** to a PK nail found
- 2) **South 85° 35 minutes 32 seconds West** a distance of **817.77 ft.** returning to the point beginning containing **14.2462 Acres** more or less.

Bearings are based on the centerline of Lucas Road (South 85° 35 minutes 32 seconds West) as described in Official Record 51 page 880.

With the benefit of four 20 ft. wide drainage easements as shown on plat accompanying this legal description.

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 6858."

This description is based on a field survey performed February 25, 2013 by James R. Cottrill registration #6858. (Job #S130205-14-2462AC)

James R. Cottrill, P.S.