

ROSEDALE-PLAIN CITY ROAD (CR 24)(45'R/W)

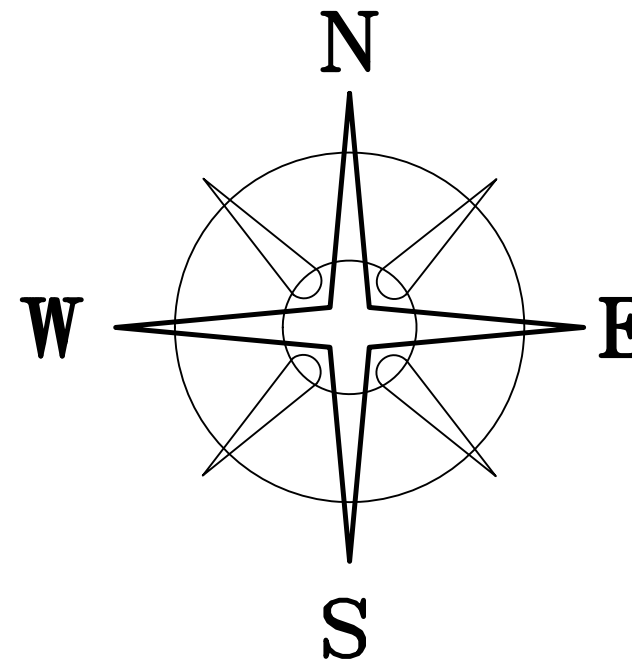
WOODS & WEST AVE.

POINT OF COMMENCEMENT

BEARINGS ARE BASED ON A GPS OBSERVATION ON 7/31/14
WGS 1984 GEODETIC NORTH.

NOTE

5.2280± ACRE TRACT IS TO BECOME PART OF AND
CONTINGENT TO HELMUTH'S 10.000 ACRE TRACT.



LEGEND

- 1.5"Ø IRON PIPE (FOUND)
- 3/4"Ø IRON REBAR (FOUND)
- ⊗ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- △ RECORD TOWNSHIP STONE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- P K NAIL
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

N=751113.65'
E=1723650.47'

N 07°02'08" E
87.00'

WOODS & WEST AVE. (CR 125)(50'R/W)

STEVEN E & ANNA S HELMUTH
OR 232 P 2108
2.7222 ACRES
PLAT 42-04

STEVEN E & ANNA S HELMUTH
OR 243 P 1597
3.666 ACRES
PLAT 70-08

N 09°55'44" E
99.33'

N 09°55'44" E
17.06'

S 74°31'51" E
32.10'

OPEN DITCH

TPOB

25.23'

2299.48'

DARBY TOWNSHIP
CANAAN TOWNSHIP

MARY HELMUTH
OR 210 P 2692
15.8055 ACRES
PLAT 42-04

JOHN & KAREN HELMUTH
OR 210 P 2694
10.000 ACRES
PLAT 117-05

5.2280± ACRES

N 89°50'06" W 2324.48'

N 07°00'42" E
0.43'

S 12°00'22" W
100.02'

FOUND IN ROOT
OF 12" TREE

LONNIE JAY & VERA JANE MILLER
OR 217 P 2129
90.8 ACRES

VMS 1108

JOHN & KAREN HELMUTH
OR 32 P 1191
59.173 ACRES
PLAT 18-92

DEED REFERENCE

JOHN & KAREN HELMUTH
OR 183 P 336
① 17.1261 ACRES

PLAT 18-92
01-00124.005



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

DATE: 08/12/14

COTTRILL SURVEYING, L.L.C.

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

**5.2280± ACRES, VMS 10982 & 12275,
CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JOHN HELMUTH.**

DATE DRAWN:
08/06/14
JOB # S140716
F. B. #

SCALE : 1" = 200'
200' 100' 0 200'
[Scale bar]

CREW: MW
DWN. BY: RC
CK. BY:

Cottrill Surveying, LLC

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

5.2280 Acre Tract Surveyed for John Helmuth

The following described 5.2280 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 10982 and 12275, and being part of a 17.1261 acre tract (0100124 .005) conveyed to John and Karen Helmuth by Official Record 183 page 336, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Rosedale-Plain City Road (County Road 24)(45 feet Right-Of-Way) with the centerline of Woods and West Avenue (County Road 125)(50 feet right-of-way);

Thence, with the centerline of said Woods and West Avenue, South 05° 04' 23" East a distance of 8713.38 feet to a point in said centerline, from said point a Township stone bears North 7° 02' 08" East a distance of 87.00 feet;

Thence, South 74° 31' 50" East, passing the Southwest corner of a 2.7222 acre tract conveyed to Steven E and Anna S Helmuth by Official Record 232 page 2108 at 23.55 feet, also passing the Southwest corner of a 3.666 acre tract conveyed to Steven E and Anna S Helmuth by Official Record 243 page 1597 at 588.70 feet, a total distance of 971.94 feet to a point in the West line of said 17.1261 acre tract and near the centerline of an open ditch, from said point an 1/2 inch diameter rebar and yellow plastic cap stamped "R I Baker 5539" found bears South 74° 31' 51" East a distance of 32.10 feet;

Thence, with the centerline of said open ditch and the line between said 3.666 and 17.1261 acre tracts, North 09° 55' 44" East a distance of 116.39 feet to the Northwest corner of said 17.1261 acre tract and the Southwest corner of a 10.000 acre tract conveyed to John and Karen Helmuth by Official Record 210 page 2694, said corner also being **The True Point of Beginning**;

Thence, with the line between said 10.000 and 17.1261 acre tracts, **South 89° 50' 06" East**, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "R I Baker 5539" found at 25.23 feet, a total distance of **2328.16 feet** to the southeast corner of said 10.000 acre tract and in the West line of a 90.8 acre made to Lonnie J and Vera Jayne Miller by Official Record 217 page 2129, from said corner a 1/2 inch diameter rebar and yellow plastic cap stamped "R I Baker 5539" found in the root of a 12 inch diameter tree bears North 07° 00' 42" East a distance of 0.43 feet;

Thence, with the West line of said 90.8 acre tract, **South 12° 00' 22" West** a distance of **100.02 feet** to an iron pin and cap set;

Thence, with a new line across said 17.1261 acre tract, **North 89° 50' 06" West**, passing an iron pin and cap set at 2299.48 feet, a total distance of **2324.48 feet** to a point in said open ditch and in the East line of said 3.666 acre tract;

Thence, with the West line of said 3.666 acre tract, **North 09° 55' 44" East** a distance of **99.33 feet** returning to **The True Point of Beginning** containing **5.2280 Acres** more or less.

Bearings are based on a GPS observation on July 31, 2014, 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 August 13, 2014 by James R. Cottrill registration #6858. (Job #S140716-5-2280AC)

James R. Cottrill, PS