

BOUNDARY SURVEY MAP OF A 2.747 ACRE TRACT (TRACT I) & A 0.456 ACRE TRACT (TRACT II)

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON, LOCATED IN VMS 2680, BEING A 2.747 ACRE TRACT & A 0.456 ACRE TRACT OUT OF AN ORIGINAL 0.0688 ACRE TRACT, A 0.9312 ACRE TRACT, AND A 2.202 ACRE TRACT, AS CONVEYED TO LEON F. CREAMER IN O.R. 81, PG.893 ,AND TO LEON E. CREAMER & NANCEY CREAMER IN O.R. 137, PG. 782. PARCEL NUMBER'S 08-00239.000 , 08-00240.000 & 08-00789.002.



ROBERT A. JR. WILSON &
ADELINE E LIFE ESTATE
181.973 AC.
O.R. 235, PG. 1880
PAR.# 08-01108.000

FOUND 3" METAL
FENCE POST

0.456 AC.

VMS 6643
VMS 2680

TRUE P.O.B.
TRACT II

C/L 20' DRAINAGE EASEMENT
O.R. 137, PG.785

MARIA E. & JOSEPH E.
SHEPHERD
4.3067 AC.
O.R. 235, PG. 2074
PAR.# 08-00789.001

2.747 AC.

S35°12'32"E 599.22'
(TOTAL)

FOUND 5/8" REBAR
W/ COTTRILL CAP
@ 380.55'

SURVEY NOTE: TRACT II IS TO BE HELD CONTINUOUS AND CONTIGUOUS WITH TRACT I AND NOT TO BE USED AS A SEPERATE BUILDING SITE.

C/L 20' DRAINAGE EASEMENT
O.R. 137, PG.785

LEON E. CREAMER &
NANCY CREAMER
2.2022 AC.
O.R. 137, PG. 782
PAR.# 08-00789.002

LEON E. CREAMER
0.0688 AC.
O.R. 81, PG. 893
PAR.# 08-00239.000

PAUL R. & CATHY E.
STEPHENSON
5.132 AC.
D.V. 297, PG. 465
PAR.# 08-01135.002

LEON E. CREAMER
0.9312 AC.
O.R. 81, PG. 893
PAR.# 08-00240.000

FOUND 5/8" REBAR
W/ COTTRILL CAP
@ 218.90' & 0.19' EAST

SET 5/8" REBAR
W/ CAP @ 579.22'

MORGAN RD (40' RW) (C.R. 46)

P.O.B.

FOUND IRON PIPE
C/L INTERSECTION
PLAIN CITY GEORGESVILLE RD.
& MORGAN RD.

Madison County
Monument 12.40

S36°28'44"W
66.90'

REFERENCES:

DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS
(COTTRILL SURVEY 2.2022 AC.)

ALL REBARS SET ARE 5/8" X 30"
W/YELLOW CAP STAMPED
RUTTER PS 7958

BASIS OF BEARINGS:

THE NORTHWESTERLY LINE OF VMS 2680
WHICH BEARS, N54°43'26"E . AS SHOWN
ON COTTRILL 2.2022 AC. SURVEY IN
DECEMBER 2001.

I HEREBY CERTIFY THAT THE
ATTACHED PLAT WAS PREPARED
FROM INFORMATION OBTAINED
FROM AN ACTUAL FIELD SURVEY
OF THE PREMISES AND THAT SAID
PLAT IS CORRECT TO THE BEST OF
MY KNOWLEDGE



REGISTERED SURVEYOR NO.7958
JOHN J. RUTTER JR.

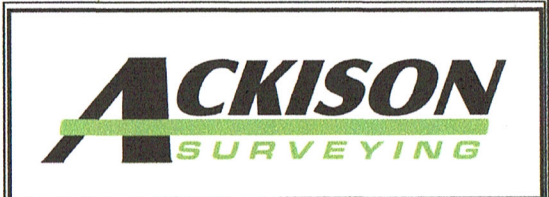
MARCH 28, 2014

John J. Rutter Jr. *March 28 2014*



TRUE P.O.B.
TRACT I
SET MAG NAIL

LEGEND	
⊙	Found Iron Pipe (as noted)
⊗	Set Rebar w/ Cap
⊕	Set Mag Nail
X	Old Woven Wire Fenceline in area of Prop.line
■	Found Stone w/ x-cut
⊠	Found Harrow Tooth



OFFICE: 614-766-4000
CELL: 614-207-8214
www.ackisonsurveying.com

Legal Description of a 2.747 Acre Tract (Tract I)

Situated in the State of Ohio, County of Madison, Township of Jefferson, located in VMS 2680, being all of a 0.0688 acre tract and all of a 0.9312 acre tract as conveyed to Leon E. Creamer in Official Record 81, page 893, and part of a 2.2022 acre tract, as conveyed to Leon E. Creamer and Nancy Creamer in Official Record 137, Page 782, Parcel No's. 08-00239.000, 08-00240.000 and 08-00789.002, hereon referred to as Grantor, (all records herein are from the Recorder's Office, Madison County, Ohio) and being more particularly described as follows:

Beginning for reference at a Found Iron Pipe, said Found Iron Pipe being at the centerline intersection of Plain City Georgesville Road and Morgan Road (CO. Rd. 46) (40' right-of-way);

Thence southwesterly with the centerline of said Morgan Road, South 54°57'09" West, a distance of 2969.88 feet to a Set Mag Nail, said Set Mag Nail being at the southwesterly corner of a 4.3067 acre tract as conveyed to Maria E. and Joseph E. Shepherd in Official Record 235, Page 2074, and at the southeasterly corner of the Grantor's land, and being at the TRUE POINT OF BEGINNING for the 2.747 Acre Tract hereon described;

Thence westerly continuing with the centerline of said Morgan Road, and the Grantor's southerly line, South 54°57'09" West, a distance of 199.82 feet to a Found Harrow Tooth, said Found Harrow Tooth being at the southeasterly corner of a 5.132 acre tract as conveyed to Paul R. and Cathy E. Stephenson in Deed Volume 297, Page 465, and at the southwesterly corner of the Grantor's land;

Thence northerly leaving the centerline of said Morgan Road, with the easterly line of said 5.132 acre Stephenson tract and the Grantor's westerly line, North 35°11'10" West, passing a Set $\frac{3}{8}$ " Rebar with Cap at 20.00 feet, and a Found $\frac{3}{8}$ " Rebar with Cottrill Cap at a distance of 218.90 feet and 0.19 feet East, for a total distance of 599.22 feet to a Set $\frac{3}{8}$ " Rebar with Cap;

Thence easterly on a new division line through the Grantor's land, North 54°57'10" East, a distance of 199.58 feet to a Set $\frac{3}{8}$ " Rebar with Cap, said Set Rebar being on the westerly line of said 4.3067 acre Shepherd tract, and on the easterly line of the Grantor's land;

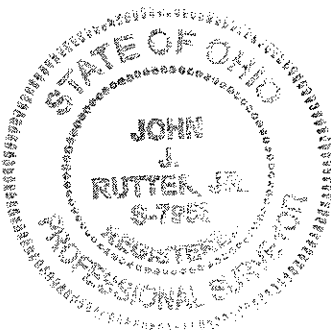
Thence southerly with the westerly line of said 4.3067 acre Shepherd tract, and the Grantor's easterly line, South 35°12'32" East, passing a Found $\frac{3}{8}$ " Rebar with Cottrill Cap at a distance of 380.55 feet, and passing a Set $\frac{3}{8}$ " Rebar with Cap at 579.22 feet for a total distance of 599.22 to the TRUE POINT OF BEGINNING and containing 2.747 Acres.

Subject to all easements, rights-of-ways or restrictions of record, including a 20' wide Drainage Easement as shown in Official Record 137, Page 785.

This description was prepared from an actual field Survey of the premises in March of 2014. And a Plat of Survey is attached hereto and made a part hereof.

All Rebar's Set are $\frac{3}{8}$ " x 30" w/yellow Plastic Cap Stamped Rutter PS 7958.

Basis of Bearings is the Northwesternly line of VMS 2680, which bears North 54°43'26" East. As shown on Cottrill 2.2022 Acre Survey in December of 2011. And is used to denote angles only.



John J. Rutter Jr. P.S. 7958 April 01, 2014

John J. Rutter Jr. *April 01 2014*

614-766-4000

Legal Description of a 0.456 Acre Tract (Tract II)

Situated in the State of Ohio, County of Madison, Township of Jefferson, located in VMS 2680, being part of a 2.2022 acre tract, as conveyed to Leon E. Creamer and Nancy Creamer in Official Record 137, Page 782, Parcel No. 08-00789.002, hereon referred to as Grantor, (all records herein are from the Recorder's Office, Madison County, Ohio) and being more particularly described as follows:

Beginning for reference at a Found Iron Pipe, said Found Iron Pipe being at the centerline intersection of Plain City Georgesville Road and Morgan Road (CO. Rd. 46) (40' right-of-way);

Thence southwesterly with the centerline of said Morgan Road, South 54°57'09" West, a distance of 2969.88 feet to a Set Mag Nail, said Set Mag Nail being at the southwesterly corner of a 4.3067 acre tract as conveyed to Maria E. and Joseph E. Shepherd in Deed Volume 235, Page 2074, and at the southeasterly corner of the Grantor's land;

Thence northerly leaving the centerline of said Morgan Road, with the westerly line of said 4.3067 acre Shepherd tract and the Grantor's easterly line, North 35°12'32" West, passing a Set 5/8" Rebar with Cap at 20.00 feet, and a Found 5/8" Rebar with Cottrill Cap at a distance of 218.67 feet, for a total distance of 599.22 feet to a Set 5/8" Rebar with Cap, and being at the TRUE POINT OF BEGINNING for the 0.456 Acre Tract hereon described;

Thence westerly on a new division line through the Grantor's land, South 54°57'10" West, a distance of 199.58 feet to a Set 5/8" Rebar with Cap, said Set Rebar being on the easterly line of a 5.132 acre tract as conveyed to Paul R. and Cathy E. Stephenson in Deed Volume 297, Page 465, and on the westerly line of the Grantor's land;

Thence northerly with the easterly line of said 5.132 acre Stephenson tract and the Grantor's westerly line, North 35°11'10" West, a distance of 99.09 feet to a Found 3" Metal Fence Post, said Metal Fence Post being at the northeasterly corner of said 5.132 acre Stephenson tract and at the northwesterly corner of the Grantor's land, also being on the southerly line of a 181.973 Acre Tract as conveyed to Robert A. Wilson and Adeline E. Life Estate in Official Record 235, Page 1880, and being on the northerly line of VMS 2680;

Thence easterly with the northerly line of VMS 2680, the southerly line of said 181.973 acre Wilson tract, and the northerly line of the Grantor's land, North 54°43'26" East, a distance of 199.54 feet to a Set 5/8" Rebar with Cap, said Set Rebar being on the westerly line of said 4.3067 acre Shepherd tract, on the southerly line of said 181.973 acre Wilson tract, and on the northerly line of the Grantor's land;

Thence southerly with the westerly line of said 4.3067 acre Shepherd tract, and the Grantor's easterly line South 35°12'32" East, a distance of 99.89 feet to the TRUE POINT OF BEGINNING and containing 0.456 Acres.

The intention of this Survey is to have Tract II held continuous and contiguous with Tract I and not to be used as a separate building site.

Subject to all easements, rights-of-ways or restrictions of record. Including a 20' wide Drainage Easement as shown in Official Record 137, Page 785.

This description was prepared from an actual field Survey of the premises in March of 2014. And a Plat of Survey is attached hereto and made a part hereof.

All Rebar's Set are 5/8" x 30" w/yellow Plastic Cap Stamped Rutter PS 7958.

Basis of Bearings is the Northwesterly line of VMS 2680, which bears North 54°43'26" East. As shown on Cottrill 2.2022 Acre Survey in December of 2011. And is used to denote angles only.

John J. Rutter Jr. P.S. 7958 April 01, 2014

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