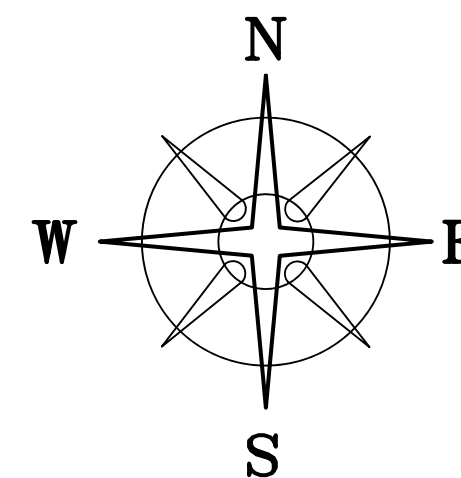


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 05/01/2018
WGS 1984 GEODETIC NORTH.



POINT OF COMMENCEMENT

270.00'
N 00°37'26" E

DARBYTON DRIVE 50'

S 64°48'55" W 954.82'
DOUGLAS BIDWELL
OR 120 P 693
5.317 ACRES
62-95

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

DEED REFERENCE

PAULA BERRY
OR 225 PG 904

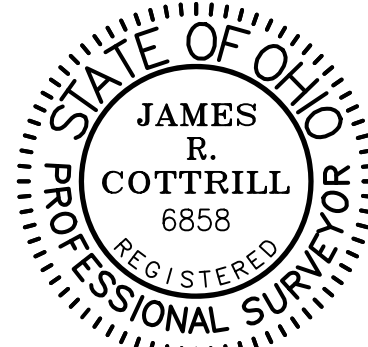
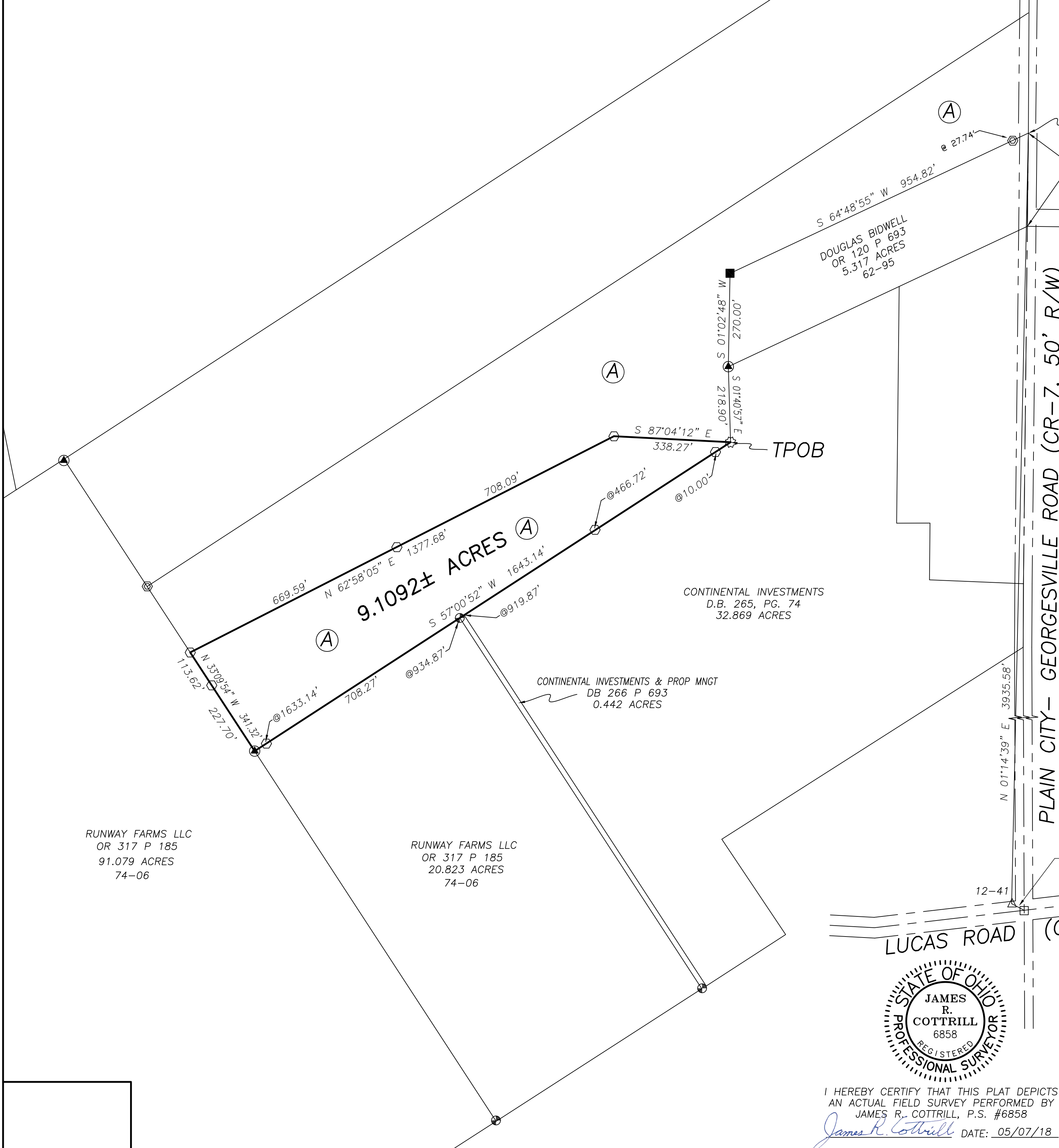
Ⓐ 29.2511 ACRES

PARCEL No. 01-00040.000

LEGEND

- IRON PIN (FOUND)
- WOOD FENCE POST (FOUND)
- ⊗ 3" ⌀ IRON PIPE FENCE POST (FOUND)
- 5/8" ⌀ IRON PIN (FOUND)
- △ COUNTY MONUMENT FOUND
- ⊕ 5/8" ⌀ REBAR & PLASTIC CAP STAMPED "GUIDER S7752" (FOUND)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY 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
James R. Cottrill DATE: 05/07/18

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

9.1092± ACRES,
VMS 2681, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JEFF MITCHELL

| | | |
|-------------------|------------------|------------|
| SCALE : 1" = 200' | JOB No. S180321 | CREW: MW |
| 200' 100' 0 200' | SURVEYED 05/2018 | DWN BY: RC |
| | DRAWN 05/2018 | CHECK: NC |

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

9.1092 Acre Tract Surveyed for Jeff Mitchell

The following described 9.1092 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 2681, being part of a 29.2511 acre tract (parcel #01-00040.000) conveyed to Paula Berry by Official Record 225 page 904, and being more particularly described as follows:

Commencing at the Southeast corner of said 29.2511 acre tract also the Northeast corner of a 5.317 acre tract conveyed to Douglas Bidwell by Official Record 120 page 693, said corner being in the centerline of Plain City-Georgesville Road (County Road 7, 50 feet right-of-way);

Thence, with said 5.317 acre tract the following two courses:

- 1) South 64° 48' 55" West, passing an iron pin and cap previously set at 27.74 feet, a total distance of 954.82 feet to a 5/8 inch diameter iron pin found
- 2) South 01° 02' 48" West a distance of 270.00 feet to a wood fence post found at the Northwest corner of a 32.869 acre tract conveyed to Continental Investments by Deed Book 265 page 74;

Thence, with said 32.869 acre tract, South 01° 40' 57" East a distance of 218.90 feet to a 3 inch diameter metal fence post found at the **True Point of Beginning**;

Thence, with the northwest line of said 32.869 acre tract, **South 57° 00' 52" West**, passing an iron pin and caps set at 10.00 feet, 466.72 feet and 1633.14 feet, passing the northeast corner of a 0.442 acre tract conveyed to Continental Investments and Property Management at by Deed Book 266 page 693 at 919.87 feet, also passing a 5/8 inch diameter rebar and plastic cap stamped "Guider S7752" found at the Northeast corner of a 20.823 acre tract conveyed to Runway Farms, LLC by Official Record 317 page 185 at 934.87 feet, a total distance of **1643.14 feet** to a wood fence post found in the east line of a 91.079 acre tract conveyed to Runway Farms, LLC by Official Record 317 page 185;

Thence, with the east line of said 91.079 acre tract, **North 33° 09' 54" West**, passing an iron pin and cap set at 227.70 feet, a total distance of **341.32 feet** to an iron pin and cap set;

Thence, across said 29.2511 acre tract the following two new courses:

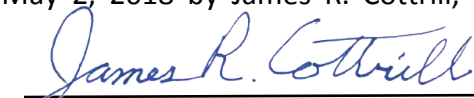
- 1) **North 62° 58' 05" East**, passing an iron pin and cap set at 669.59 feet, a total distance of **1377.68 feet** to an iron pin and cap set
- 2) **South 87° 04' 12" East** a distance of **338.27 feet** returning to The True Point of Beginning containing **9.1092 Acres** more or less.

Bearings are based on a GPS observation on May 1, 2018, 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 cap stamped "Cottrill 6858."

This description is based on a field survey performed May 2, 2018 by James R. Cottrill, PS registration #6858. (Job #S180321-9-1092 AC)


James R. Cottrill, PS

