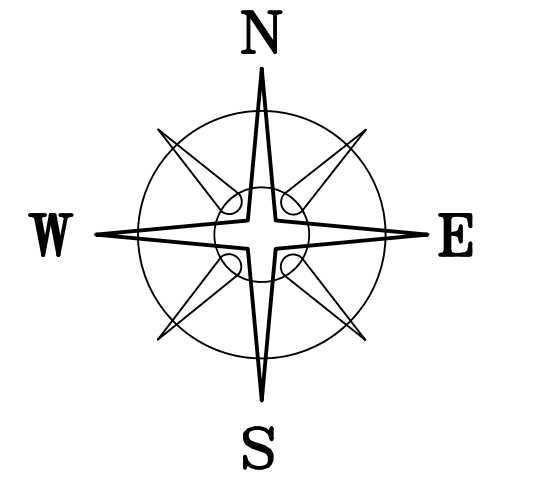


DEED REFERENCE
ASHLEY N FINIGAN
OR 290 PG 1062
 PARCEL No. 08-00747.000
 (A) **5.648 ACRES**
 10.57 ORG. ACRES



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 07/21/20
 WGS 1984 GEODETIC NORTH.

TIMOTHY C & GEORGETTA
 DARR, JT LIVES
 OR 228 PG 569
 12.91 ACRES

MICHAEL RAY & JANETTE LYN
 HARDING, JT LIVES
 OR 356 PG 1963
 1.103 ACRES

AMANDA S & CHRISTOPHER
 RICHARDSON, JT LIVES
 OR 322 PG 1096
 0.695 ACRES

BRIAN M & TINA M SMITH
 OR 252 PG 2319
 0.709 ACRES

BRIAN M & TINA M SMITH
 OR 252 PG 2319
 0.316 ACRES

BRADLEY M SMITH
 OR 318 PG 2031
 0.316 ACRES

5.6018± ACRES
 (A)

POB
 N: 700,327.06'
 E: 1,759,021.85'

LEGEND

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

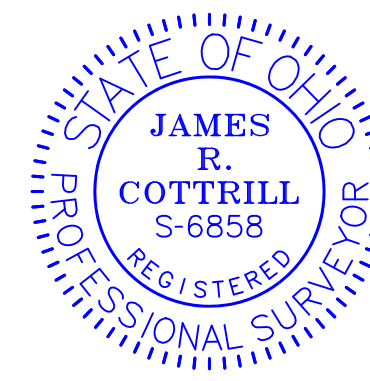
- ☐ MONUMENT BOX (FOUND)
- ▲ RECORDED STONE (FOUND)
- ⊙ COUNTY MONUMENT (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)

LITTLE DARBY CREEK
 MEANDERS WITH BANK
 N 44°58'05" W 143.88'
 N 56°42'58" W 45.35'
 @12.36'
 @1.36'

CENTRAL OH ANGLERS HUNTERS CLUB
 DB 127 PG 161
 36.3 ACRES
 ANGLER PLAT

MADISON COUNTY
 FRANKLIN COUNTY

BRADLEY M SMITH
 OR 318 PG 2031
 1.783 ACRES



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

James R. Cottrill DATE: 07/24/20

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 www.cottrillsurveying.com

5.6018± ACRES,
VMS 2445, JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CHRIS ROBY

SCALE : 1" = 60'
 60' 30' 0 60'

JOB No. S200629 CREW: NC
 SURVEYED 07/23/20 DWN BY: NC
 DRAWN 07/23/20 CHECK: RC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

5.6018 Acre Tract *Surveyed for Chris Roby*

The following described 5.6018 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2445, being all of a 5.648 acre tract (Parcel 08-00747.000, 10.57 original acres) conveyed to Ashley N Finigan by Official Record 290 page 1062, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Plain City-Georgesville Road (Township Road 7, 50 feet right-of-way) at the North corner of a 0.709 acre tract conveyed to Brian M and Tina M Smith by Official Record 252 page 2319 and the East corner of said 5.648 acre tract, said mag nail bears North 32° 32' 58" West a distance of 103.46 and North 32° 11' 15" West a distance of 12.65 feet from a monument box found in the line between Madison County and Franklin County;

Thence, with the Northwest line of said 0.709 acre tract, **South 56° 31' 25" West**, passing a 3/4 inch T-bar and cap found at 25.00 feet, passing a 3/4 inch T-bar and cap found at the North corner of a 0.316 acre tract conveyed to Brian M and Tina M Smith by Official Record 252 page 2319 at 261.57 feet, passing the North corner of a 0.316 acre tract conveyed to Bradley M Smith by Official Record 318 page 2031 at 380.24 feet, a total distance of **498.91 feet** to a mag nail set in the Northeast line of a 1.783 acre tract conveyed to Bradley M Smith by Official Record 318 page 2031;

Thence, around said 1.783 acre tract with the following two courses:

- 1) **North 33° 33' 29" West** a distance of **32.58 feet** to a 3/4 inch T-bar and cap found;
- 2) **South 56° 23' 08" West**, passing an iron pin and cap set at 444.39 feet, a total distance of **475.85 feet** to the bank of Little Darby Creek;

Thence, with the bank of Little Darby Creek with the following three courses:

- 1) **North 26° 23' 04" West** a distance of **129.79 feet** to a point;
- 2) **North 44° 58' 05" West** a distance of **143.88 feet** to a point;
- 3) **North 56° 42' 58" West** a distance of **45.35 feet** to the Southeast line of a 12.91 acre tract conveyed to Timothy C and Georgetta Darr, Joint Lives by Official Record 228 page 569;

Thence, with the Southeast line of said 12.91 acre tract, **North 56° 16' 17" East**, passing a stone found at 7.36 feet, passing an iron pin and cap set at 12.36 feet, a total distance of **748.17 feet** to an iron pin and cap set at the West corner of a 1.103 acre tract conveyed to Michael Ray and Janette Lyn Harding, Joint Lives by Official Record 356 page 1963;

Thence, around said 1.103 acre tract with the following two courses:

- 1) **South 31° 27' 17" East** a distance of **180.02 feet** to an iron pin and cap set;
- 2) **North 56° 16' 01" East** a distance of **8.58 feet** to an iron pin and cap set at the West corner of a 0.695 acre tract conveyed to Amanda S and Christopher Richardson, Joint Lives by Official Record 322 page 1096;

Thence, around said 0.695 acre tract with the following two courses:

- 1) **South 31° 12' 57" East** a distance of **116.47 feet** to a 3/4 inch T-bar and cap found;
- 2) **North 56° 30' 04" East**, passing a 3/4 inch T-bar and cap found at 235.71 feet, a total distance of **260.67 feet** to a mag nail set in the centerline of Plain City-Georgesville Road;

Thence, with the centerline of Plain City-Georgesville Road, **South 32° 11' 15" West** a distance of **50.06 feet** returning to the **Point of Beginning**, containing **5.6018 acres** more or less.

Bearings are based on a GPS observation on July 21, 2020, 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 Surveying"

This description is based on a field survey performed July 23, 2020 by James R. Cottrill, PS registration #6858. (Job #S200629-5.6018)


James R. Cottrill, PS #6858

