BEARINGS ARE BASED ON A GPS OBSERVATION ON 09/08/26 WGS 1984 GEODETIC NORTH.

N
W E
S

US 42

PK NAIL IN TWP. STONE

S 84°03'29" E 9221.56'

DARBY TOWNSHIP
CANAAN TOWNSHIP

VMS 3240
VMS 7823

Ⓐ

VMS 3240
VMS 7823

SMITH-CALHOUN ROAD

TWP. STONE ON EAST OF SMITH-CALHOUN ROAD

N 84°03'29" W 1612.61'

(SET IN HEADWALL)
@200.55'

TO TWP. LINE
N 01°23'39" W
3.59'

S 89°21'18" E 257.39'

S 86°51'18" E 220.37'

S 01°23'39" E
76.94'

POB
N=757597.66'
E=1757843.97'

N 01°23'39" W
114.41'

@35.00'

S 59°32'24" W 332.58'

KEVIN R NISSLEY, SUC TRUSTEE
OR 376 PG 1282
0.454 ACRES
01-00235.000

N 59°32'24" E 277.00'
253.75'

S 30°27'36" E
100.00'

JONAS J & MARJORIE L SCHLABACH, TRUSTEES
OR 239 PG 1754
0.790 ACRES
01-00391.000
CA-5C

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

N 65°56'16" E
56.01'

N 82°36'04" E
59.57'

N 54°18'09" E
55.36'

N 42°01'59" E
71.84'

N 46°52'05" E
41.11'

N 63°58'54" E
31.93'

S 72°00'54" E
92.10'

S 85°21'12" E
131.04'

N 86°01'12" E
109.52'

S 87°19'09" E
355.15'

N 67°35'57" E
52.81'

S 88°32'42" E
28.58'

N 64°47'27" E
53.42'

HEAFEY DITCH

HEAFEY DITCH

@730.12'

N 37°55'53" W 840.37'

S 59°32'24" W 924.21'

200.00'

LOT #10

LOT #11

LOT #12

LOT #13

SURREY CHASE
PLAT CABNET 1,
SLIDE #689-690

GRANITE STONE
ON CORNER

VMS 7823
VMS 9530

VMS 7823
VMS 9530

**14.0659± ACRES**

Ⓐ

DONDI L HATCHER
OR 336 PG 1830
20.167 ACRES
PARCEL No. 01-00150.000

STATE OF OHIO
NATHAN L. COTTRILL
PS-8821
REGISTERED
PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED UNDER THE DIRECTION OF NATHAN L COTTRILL, P.S. #8821

Nathan Cottrill

DATE: 09/24/2026

## LEGEND

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

- Ⓣ 3/4" T-BAR & CAP (FOUND)
- ▣ MAG NAIL (FOUND)
- ◉ MAG NAIL (SET)
- □ IRON PIN (FOUND)
- ⬠ 3/4" ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "PRIDAY" (FOUND)
- ◔ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENGINEERING & SURVEYING" (FOUND)
- ⬡ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

## DEED REFERENCE

KEVIN R NISSLEY, SUC TRUSTEE
OF THE WAYNE E NISSLEY LIVING TRUST
OR 376 PG 1282
Ⓐ 87.9 ORG ACRES
CANAAN TWP - 26.301 AC
PARCEL No. 01-00335.000
DARBY TWP - 48.65 AC
PARCEL No. 02-00204.000

## NOTES

VMS LINES SCALED FROM GIS (2016)
14.0659± ACRES TRACT IS TO BECOME PART OF AND CONTINGENT TO THE ADJOINING 20.167 ACRE TRACT

REFERENCE BEARINGS:

POB BEARS S 04°54'38" W 6119.43' FROM MADISON COUNTY MONUMENT 05-027

POB BEARS N 01°26'02" W 1988.47' FROM MONUMENT BOX FOUND AT THE ℄ INTERSECTION OF AMITY PIKE (CR 36, 40' R/W) AND PLAIN CITY-GEORGESVILLE ROAD


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


# 14.0659± ACRES, VMS 7823 & 9530, CANAAN TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR DONDI HATCHER

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

| | | | |
|---|---|---|---|
| JOB No. | S260716 | CREW: | MW,LH |
| SURVEYED | 09/2026 | DWN BY: | RC |
| DRAWN | 09/2026 | CHECK: | NC |

# *COTTRILL SURVEYING, INC*

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


## *14.0659 Acre Tract*

*Surveyed for Dondi Hatcher*

The following described 14.0659 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 7823 and VMS 9530, being part of an original 87.90 original acre tract (Canaan Township Parcel 01-00335.000, 26.301 acres) as conveyed to Kevin R Nissley, Successor Trustee by Official Record 376 page 1282, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Plain City-Georgesville Road (County Road 7, 50 feet right-of-way) at the northeast corner of a 0.454 acre tract conveyed to Kevin R Nissley, Successor Trustee by Official Record 376 page 1282 and a corner to said 87.9 original acre tract, said mag nail bears South 04° 54’ 38” West a distance of 6119.43 feet from Madison County Monument 05-027;

Thence, around said 0.454 acre tract with the following two courses:

1) **South 59° 32’ 24” West**, passing an iron pin and cap set at 35.00 feet, a total distance of **332.58 feet** to an iron pin and cap set;
2) **South 30° 27’ 36” East** a distance of **100.00 feet** to an iron pin and cap set in the northwest line of a 20.167 acre tract conveyed to Dondi L Hatcher by Official Record 336 page 1830;

Thence, with the northwest line of said 20.167 acre tract, **South 59° 32’ 24” West** a distance of **924.21 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped “Thomas Engineering & Surveying” found at a corner to Lot 12 of Surrey Chase as recorded in Plat Cabinet 1, Slide 689-690;

Thence, with the northeast line of said subdivision, **North 37° 55’ 53” West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped “Thomas Engineering & Surveying” found at a corner to Lot 11 at 200.00 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped “Thomas Engineering & Surveying” found at a corner to Lot 10 at 730.12 feet, a total distance of **840.37 feet** to the centerline of Heafey Ditch;

Thence, meandering with the centerline of Heafey Ditch with the following fifteen courses:

1) **North 64° 47’ 27” East** a distance of **53.42 feet**;
2) **South 87° 19’ 09” East** a distance of **355.15 feet**;
3) **North 86° 01’ 12” East** a distance of **109.52 feet**;
4) **South 85° 21’ 12” East** a distance of **131.04 feet**;
5) **South 72° 00’ 54” East** a distance of **92.10 feet**;
6) **South 88° 32’ 42” East** a distance of **28.58 feet**;
7) **North 63° 58’ 54” East** a distance of **31.93 feet**;
8) **North 46° 52’ 05” East** a distance of **41.11 feet**;
9) **North 67° 35’ 57” East** a distance of **52.81 feet**;
10) **North 42° 01’ 59” East** a distance of **71.84 feet**;
11) **North 54° 18’ 09” East** a distance of **55.36 feet**;
12) **North 65° 56’ 16” East** a distance of **56.01 feet**;
13) **North 82° 36’ 04” East** a distance of **59.57 feet**;
14) **South 89° 21’ 18” East** a distance of **257.39 feet**;
15) **South 86° 51’ 18” East**, passing a mag nail set in a headwall at 200.55 feet, a total distance of **220.37 feet** to the centerline of Plain City-Georgesville Road;

Thence, with the centerline of Plain City-Georgesville Road, **South 01° 23’ 39” East** a distance of **76.94 feet** returning to the Point of Beginning, containing **14.0659 Acres** more or less.

Bearings are based on a GPS observation on September 8, 2026, WGS 1984 Geodetic North.

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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped “Cottrill Surveying” unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc in September of 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260716-14.0659)

Nathan L. Cottrill, PS-8821