



# DEED REFERENCE

BEN H. & ANNA W. TIMMONS  
D.B. 267 PG. 746

SECOND PARCEL  
45.60 AC. ORIG.

THIRD PARCEL

- (A) 2 AC. ORIG. (FIRST TRACT)
- (B) 3.65 AC. ORIG. (SECOND TRACT)
- (C) 6.1 AC. ORIG. (THIRD TRACT)

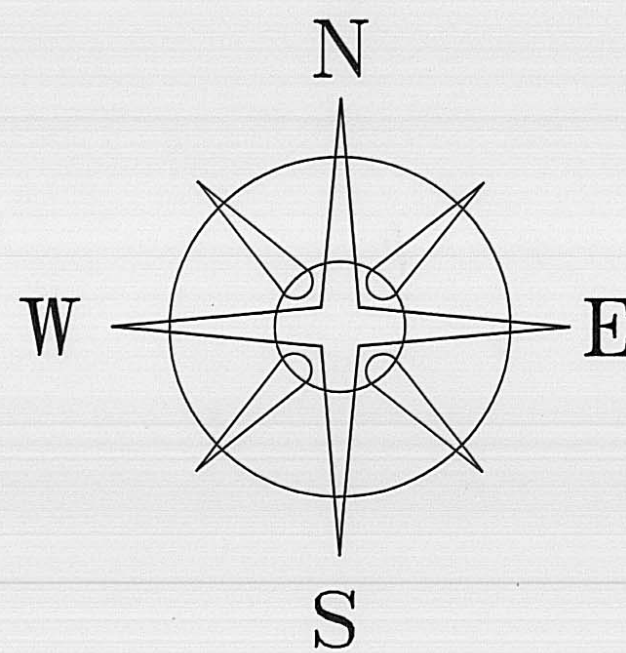
JAY L. & ROSEMARY CALDWELL  
D.B. 244 PG. 182  
0.670 AC.  
JERRY W. & CONNIE L. BALL  
D.B. 240 PG. 267  
0.778 AC.  
MARY G. YOUNG  
D.B. 275 PG. 208  
0.791 AC.

GREGORY & SHARON K.  
STORMONT  
D.B. 298 PG. 115  
1.066 AC.  
0.417 AC.

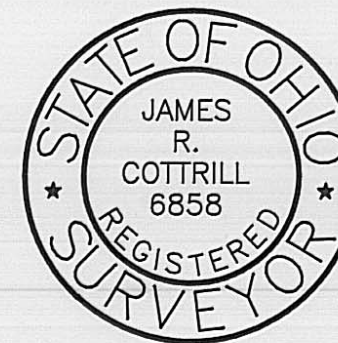
## LEGEND

- ☆ 1" IRON TUBE & YELLOW PLASTIC CAP STAMPED "R.I. BAKER" FOUND
- IRON PIPE (FOUND)
- T 3/4" IRON TEE BAR & CAP (FOUND)
- SOLID IRON PIN (FOUND)
- △ WOOD FENCE POST FOUND
- RAIL ROAD SPIKE
- 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.



BEARINGS BASED ON THE C OF LUCAS ROAD (S 84°40'55"E) AS SHOWN ON SLIDE #523 "TIMMONS SUBDIVISION"



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

DATE: 9-8-94

JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

37.3355 ACRES, VMS 2681,  
CANAAN TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.

DATE DRAWN:  
8-31-94  
JOB #S940818  
F. B. # 9

SCALE: 1" = 200'  
200' 100' 0 200'

115-94



Situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 2681, and being all that remains of the original 45.60 acre tract (second parcel) and that remains of the original 2 acre tract (third parcel, first tract) and all that remains of the original 3.65 acre tract (third parcel, second tract), and all that remains of the original 6.1 acre tract (third parcel, third tract) all conveyed to Ben H. and Anna W. Timmons by Deed Book 267 Page 746 and being more particularly described as follows:

Beginning at a point in the centerline of Plain City-Georgesville Road (County Road 7) (50 foot right-of-way) said point being the Northeast corner of a 0.417 acre tract conveyed to Gregory and Sharon K. Stormont by Deed Book 298 Page 115 said point bears North 3 deg. 32 min. 35 sec. East a distance of 782.61 feet and North 2 deg. 43 min. 04 sec. East a distance of 708.96 feet from a railroad spike found at the centerline intersection of said Plain City-Georgesville Road with the centerline of Lucas Road (County Road 45);

Thence, with the North line of said 0.417 acre tract North 87 deg. 15 min. 32 sec. West, passing a 3/4 inch iron pipe found at 26.54 feet, and also passing the line between said 2 acre and 6.1 acre tract at 246.37 feet, a total distance of 309.50 feet to a 3/4 inch iron pipe found at the Northwest corner of said 0.417 acre tract;

Thence, South 2 deg. 42 min. 51 sec. West, passing the line between said 2 acre and 6.1 acre tracts at 41.49 feet, also passing the West line common to said 0.417 acre tract and a 1.066 acre tract also conveyed to Gregory and Sharon K. Stormont by Deed Book 298 page 115 at 58.71 feet, and also passing a 3/4 inch iron pipe found at the Southwest corner of said 1.066 acre tract and the Northwest corner of a 1.420 acre tract conveyed to Scott McDowell by Deed Book 296 Page 673 at 209.04 feet, and also passing a 3/4 inch iron T bar found at the Southwest corner of said 1.420 acre tract and the Northwest corner of a 1.50 and 1.45 acre tracts conveyed to Glenn Williams by Deed Book 155 Page 379 at 408.96 feet a total distance of 915.69 feet to a 3/4 inch iron pipe found at the Northeast corner of Lot #8 of Timmons Subdivision as recorded in Slide 523;

Thence, with the North line of said lot #8 North 86 deg. 36 min. 21 sec. West a distance of 200.00 feet to a 3/4 inch iron pipe found at the Northeast corner of Timmons Drive;

Thence, with the North line of said Timmons Drive South 68 deg. 56 min. 49 sec. West a distance of 54.87 feet to a iron pin and cap set at the Northeast corner of Lot #7 of said Timmons Subdivision;

Thence, with the North line of said Lot #7 North 86 deg. 27 min. 49 sec. West, passing an 3/4 inch iron pipe found at the Northwest corner of said Lot #7 and the Northeast corner of 0.670 acre tract conveyed to Jay L. and Rosemary Caldwell by Deed Book 244 Page 182 a total distance of 366.38 feet to an iron pin and cap set at the Northwest corner of said 0.670 acre tract;

Thence, with the West line of said 0.670 acre tract South 5 deg. 20 min. 24 sec. West passing a 3/4 inch iron pipe found at the Northeast corner of a 0.778 acre tract conveyed to Jerry W. and Connie L. Ball by Deed Book 240 Page 267 at 169.79 feet, a total distance of 363.28 feet to a 3/4 inch iron pipe found at the Northwest corner of Lot #6 of said Timmons Subidivision;

Thence, with the North line of said subdivision North 84 deg. 40 min. 55 sec. West a distance of 1171.30 feet to an iron

pin and cap set at the Northwest corner of Lot 1 of said subdivision and in the East line of a 0.791 acre tract conveyed to Mary G. Young by Deed Book 275 Page 208;

Thence, with the East line of said 0.791 acre tract and also a 89.959 acre tract conveyed to Alma A. Detweiler by Deed Book 294 Page 738 North 2 deg. 38 min. 32 sec. West, passing a iron pipe and yellow plastic cap stamped R.I. Baker at 31.79 feet a total distance of 409.61 feet, to a 14 inch diameter wood corner fence post found;

Thence, continuing with an East line of said 89.959 acre tract and a 21.533 acre tract conveyed to Alma A. Detweiler by Deed Book 294 Page 738 and also the Southeast line of a 32.869 acre tract conveyed to Continental Investments by Deed Book 265 Page 74 North 59 deg. 25 min. 14 sec. East, passing the corner common to said 89.959 and 21.533 acre tracts at 770.00 feet, and also passing a wood fence post common to the Southeast corner of said 21.533 acre and 32.869 acre tracts at 1484.51 feet, a total distance of 1607.51 feet to a solid iron pin found at the West corner of a 1.739 acre tract conveyed to Benny A. Honaker by Deed Book 224 Page 9;

Thence, with the South line of said 1.739 acre tract and the South line of 1.214 acre tract also conveyed to Benny A. Honaker by Deed Book 189 page 206 South 87 deg. 14 min. 43 sec. East, passing a 3/4 inch iron pipe found at the South corner common to said 1.739 and 1.214 acre tracts at 497.93 feet, and also passing a 3/4 inch iron pipe found at 780.85 feet, a total distance of 807.35 feet to a point in the centerline of Plain City-Georgesville Road;

Thence, with the centerline of Plain City-Georgesville Road South 2 deg. 43 min. 04 sec. West a distance of 49.96 feet returning to the point of beginning containing 37.3355 acres more or less of which 35.3383 acres is all that remains of said 45.60 acre tract and 1.0305 acres is all that remains of said 6.1 acre tract and 0.5818 acres is all that remains of said 2 acre tract, and 0.1459 acres is all that remains of said 3.65 acre tract.

Bearings are based on the centerline of Lucas Road ( South 84 deg. 40 min. 55 sec. East) as shown on Slide 523 of Timmons Subdivision.

All as shown on the plat attached and made a part hereof.