



NOTE: PROPOSED REZONE AND REVISED LAND SPLIT DIVISION OF
PLAT OF FIELD SURVEYS IN VMS 5744
CANAAN CIVIL TOWNSHIP, MADISON COUNTY,
STATE OF OHIO
 SCALES AS SHOWN

Needs Inked @ time of Closing

Being 0.553 acre of that 2.000 acres of record in volume 296 at Page 010 conveyed to Gerald A. Roberts and Brenda Roberts and also being 0.893 acre part of 1.114 acres conveyed to Guy P. Roberts and to Mary Ann Roberts of record in Volume 296 at page 014....transferred September 21, 1993.

Being a parcel of ground situated in VMS 5744 in Canaan Township, Madison County, State of Ohio, said parcel containing 1.4467 acres (rounded to 1.446 acres) having a frontage width of 200.000 feet along the centerline of A.W. Wilson Road, being bounded and more particularly described as follows:

Commence as a point of starting reference with a spike in the center of U.S. Route # 42 (London-Delaware Road) and the centerline of A.W. Wilson Road projected easterly thereto; then following along the middle of A.W. Wilson Road in a westerly direction a total of 1,833.598 ft. to a set spike at the true point of beginning; (N 72 deg. 10 min. 17 sec. W)

Thence: Leaving said roadway and leaving the northerly boundary of VMS 5744, S 04 deg 22 min 13 sec W (passing a set pipe at 28.00 feet) a total of 324.000 feet to the southeasterly corner hereto, (a 3/4 inch pipe set);

Thence: Parallel with aforesaid roadway N 72 deg 10 min 17 sec W a distance of 200.000 feet to a set 3/4 inch pipe;

Thence: N 04 deg 22 min 13 sec E (passing a set pipe at 284.000 feet), a total distance of 324.00 feet to the middle of A.W. Wilson Road;

Thence: Following the centerline thereof S 72 deg 10 min 17 sec E 200.000 feet to the true point of beginning.

Containing within said bounds 1.4467 acres of land (rounded to 1.446).

Bearings are based on courses called for in volume 259 at page 675.

Pipes are 3/4 inch diameter. Caps are stamped R.I. Baker S-5539.

Being the easterly portion of that certain 2.000 acres of record in volume 270 at page 641 in the name of Guy P. Roberts and Mary Ann Roberts current aerial map parcel # 834, the sub-parcel 200 feet front. Being a parcel of ground situated in VMS 5744 in Canaan Township, Madison County, State of Ohio, said parcel containing 1.4467 acres (rounded to 1.446 acres) having a frontage width of 200.000 feet along the centerline of A.W. Wilson Road, being bounded and more particularly described as follows:

Commence as a point of starting reference with a spike in the center of U.S. Route # 42 (London-Delaware Road) and the centerline of A.W. Wilson Road projected easterly thereto; then following along the middle of A.W. Wilson Road in a westerly direction a total of 1,392.398 ft. to a set spike at the true point of beginning; (N 72 deg 10 min 17 sec W)

Thence: Leaving said roadway and leaving the northerly boundary of VMS 5744, S 04 deg 22 min 13 sec W (passing a set pipe at 28.00 feet) a total of 324.000 feet to the southeasterly corner hereto; (a 3/4 inch pipe set);

Thence: Parallel with aforesaid roadway N 72 deg 10 min 17 sec W a distance of 200.000 feet to a set 3/4 inch pipe;

Thence: N 04 deg 22 min 13 sec E (passing a set pipe at 284.00 feet), a total distance of 324.00 feet to the middle of A.W. Wilson Road;

Thence: Following the centerline thereof S 72 deg 10 min 17 sec E 200.000 feet to the true point of beginning.

Containing within said bounds 1.4467 acres of land (rounded to 1.446).

Bearings are based on courses called for in volume 259 at page 675.

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