

BEARINGS BASED ON THE C. OF PLAINCITY-GEORGESVILLE RD.  
(N 11°00'00"W) AS DESCRIBED IN D.B. 288 PG. 310



### LEGEND

- 3/4" IRON PIPE (FOUND)
- RAIL ROAD SPIKE (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (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

DATE: 10-17-96

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

5.0878 ACRES, VMS 9530,  
CANAAN TOWNSHIP, MADISON  
COUNTY, STATE OF OHIO.

DATE DRAWN:  
10-16-96  
JOB # S961009  
F. B. # 14

SCALE : 1" = 50'  
50' 25' 0' 50'

32 - 97



Description of 5.0878 Acre Tract  
Surveyed for VLY Inc.

The following described 5.0878 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 9530, and being part of a 53.8458 acre tract conveyed to V.L.Y. Inc. by Deed Book 288 Page 310 and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Amity Pike (County Road 36) (40 foot right-of-way) with the centerline of Plain City-Georgesville Road;

Thence, with the centerline of Plain City-Georgesville Road South 11 deg. 00 min. 00 sec. East a distance of 261.20 feet to a railroad spike previously set at the northeast corner of a 1.397 acre tract conveyed to Melvin E. and Ida Yutzy by Deed Book 220 Page 420;

Thence, with said 1.397 acre tract the following two courses:

- 1) South 76 deg. 13 min. 45 sec. West a distance of 188.00 feet to a 3/4 inch iron pipe found
- 2) South 11 deg. 00 min. 00 sec. East a distance of 323.65 feet to an iron pin and cap previously set at the southwest corner of said 1.397 acre tract and in the north line of a 1.0317 acre tract conveyed to Terry and Pat Edgington by Deed Book 292 Page 14;

Thence, with said North line South 76 deg. 13 min. 45 sec. West a distance of 112.00 feet to an iron pin and cap previously set at the northwest corner of said 1.0317 acre tract;

Thence, across said 53.845 acre the following three courses:

- 1) North 10 deg. 50 min. 47 sec. West a distance of 15.95 feet to an iron pin and cap set
- 2) South 80 deg. 08 min. 08 sec. West a distance of 285.04 feet to an iron pin and cap set
- 3) North 11 deg. 00 min. 00 sec. West, passing an iron pin and cap set at 392.37 feet, a total distance of 412.37 feet to a railroad spike set in the centerline of Amity Pike;

Thence, with said centerline the following two courses:

- 1) North 71 deg. 04 min. 19 sec. East a distance of 291.35 feet to a railroad spike found

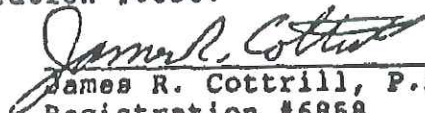
2) North 56 deg. 04 min. 34 sec. East a distance of 321.41 feet returning to the point of beginning containing 5.0878 acres more or less.

Bearings are based on the centerline of Plain City-Georgesville Road (North 11 deg. 00 min. 00 sec. West) as described in Deed Book 288 Page 310;

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 caps stamped "Cottrill 6858".

This description is based on a field survey performed Oct. 16, 1996 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.,  
Registration #6858