

Survey of 3.165 acre tract,
located in Virginia Military Survey No. 1187,
Canaan Township, Madison County, Ohio

SURVEYED FOR:

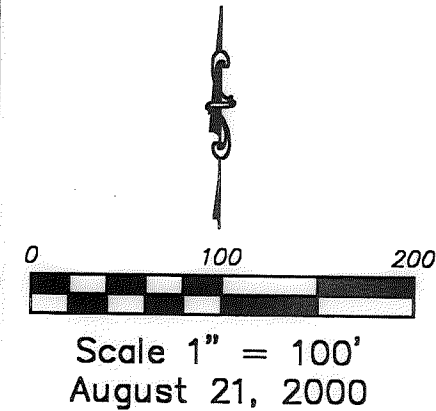
DONALD VONDERWELL
4650 CREEK RD.
PLAIN CITY, OHIO

Gary E. & Claire E. Snyder
23.559 Ac.
D.B. 291, Pg. 947

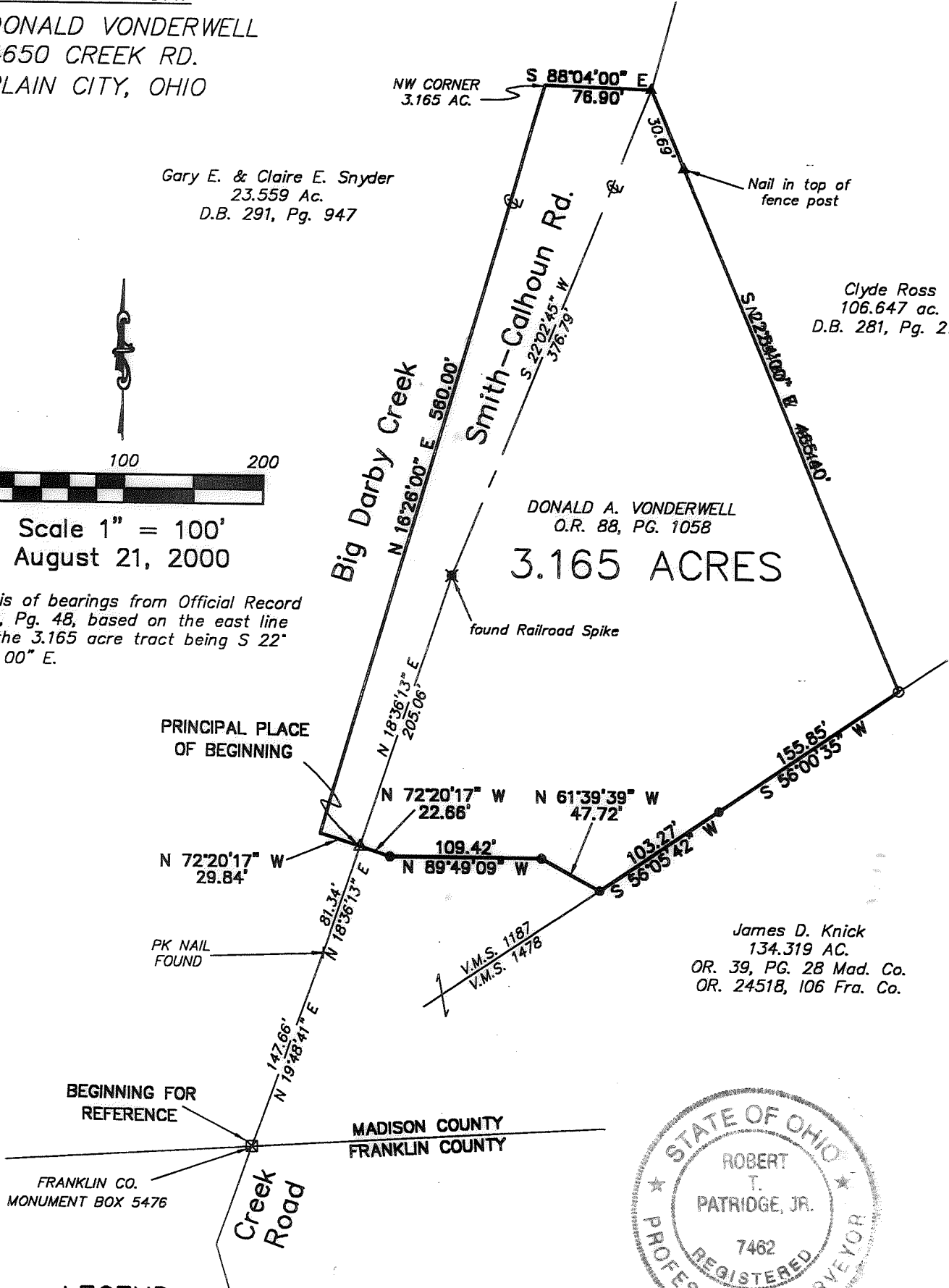
Clyde Ross
106.647 ac.
D.B. 281, Pg. 279

DONALD A. VONDERWELL
O.R. 88, PG. 1058

3.165 ACRES



Basis of bearings from Official Record 599, Pg. 48, based on the east line of the 3.165 acre tract being S 22° 54' 00" E.



James D. Knick
134.319 AC.
OR. 39, PG. 28 Mad. Co.
OR. 24518, 106 Fra. Co.



LEGEND

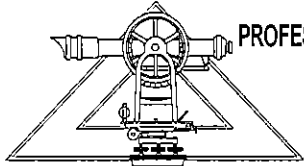
- found iron pin capped "Cottrill" P.S. 6858
- found iron pin, no cap
- ☒ found Franklin County Monument
- ▲ found PK Nail with disk "washer"
- △ set PK Nail

I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, and rights-of-way not located, unless noted.

PATRIDGE PROFESSIONAL SURVEYORS AND ENGINEERS L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
FAX (614)-799-0030
TEL. (614)-799-0031

Robert T. Patridge, Jr.
Professional Surveyor No. 7462

00 2000



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LEGAL DESCRIPTION OF 3.165 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Cannan, located in Virginia Military Survey No. 1187, and being all of an existing 3.165 acre tract conveyed to Donald A. Vonderwell In Official Record 88, Page 1058), and being more particularly described as follows:

Beginning for reference at Franklin County Monument No. 5476 found in the centerline of Creek Road in the Madison County, Franklin County Line;

Thence North 19° 48' 41" East 147.66 feet, in the centerline of Creek Road to a PK Nail found;

Thence North 18° 36' 13" East 81.34 feet, in the centerline of Creek Road to a PK Nail found in the south line of said 3.165 acre tract and a north line of an original 134.319 acre tract conveyed to James D. Knick in Official Record 39, Page 28, marking the PRINCIPAL PLACE OF BEGINNING of the herein described tract;

Thence North 72° 20' 17" West 29.84 feet, in the south line of said 3.165 acre tract and a north line of a 134.319 acre tract, to a point in the centerline of Big Darby Creek also being in the east line of a 23.559 acre tract conveyed to Gary E. and Claire E. Snyder in Deed Book 291, Page 947;

Thence North 16° 26' 00" East 560.00 feet, in the centerline of Big Darby Creek and the west line of said 3.165 acre tract and the east line of said 23.559 acre tract, to a point marking the northwest corner of said 3.165 acre tract and a northwest corner of a 106.647 acre tract conveyed to Clyde Ross in Deed Book 281, page 279;

Thence South 88° 04' 00" East 76.90 feet, in the north line of said 3.165 acre tract and a south line of said 106.647 acre tract, to a PK Nail and disk found in the centerline of Smith Calhoun Road;

Thence South 22° 54' 00" East 465.40, (passing a PK Nail with a disk found in the top of a fence post at 30.69 feet.), in the east line of said 3.165 acre tract and a west line of said 106.647 acre tract to an iron pin found at an east corner of said 3.165 acre tract and at the southern most corner of said 106.647 acre tract also being in the northwest line of said original 134.319 acre tract and in the line between Virginia Military Survey No. 1187 and Virginia Military Survey No. 1478;

Thence South 56° 00' 35" West 155.85 feet, in the southeast line of said 3.165 acre tract and a northwest line of said original 134.319 acre tract and the common line between said Virginia Military Survey No. 1187 and Virginia Military Survey No. 1478, to an iron pin found, capped "Cottrill" P.S. 6858.

Thence South 56° 05' 42" West 103.27 feet, in the southeast line of said 3.165 acre tract and a northwest line of said original 134.319 acre tract and the common line between said Virginia Military Survey No. 1187 and Virginia Military Survey No. 1478, to an iron pin found capped "Cottrill" P.S. 6858.

Thence North 61° 39' 39" West 47.72 feet, in a southerly line of said 3.165 acre tract and a northerly line of said original 134.319 acre tract, to an iron pin found capped "Cottrill" P.S. 6858;

Thence North 89° 49' 09" West 109.42 feet, in a southerly line of said 3.165 acre tract and a northerly line of said original 134.319 acre tract, to an iron pin found capped "Cottrill" P.S. 6858;

Thence North 72° 20' 17" West 22.66 feet, in a southerly line of said 3.165 acre tract and a northerly line of said original 134.319 acre tract to the Principal Place of Beginning, containing 3.165 acres more or less.

Basis of bearings from Deed Book 599, Page 48, based on the east line of said 3.165 acre tract being South 22° 54' 00" East. A survey of the above described premises was done by Robert T. Patridge Jr. in August 2000.

All referenced Deed Books are on file at the Madison County Recorder's Office, London, Ohio.
All referenced Franklin County Monuments and descriptions are on file at the Franklin County Engineer's Office, Columbus County, Ohio.