

STANDARD LOT SPLIT & COMBINATION OF  
 A 9.281 & 5.001 & 118.321 ACRES OUT OF  
 (3) THREE SEPARATE TRACTS OF LAND CONTAINING  
 132.603 ACRES (Measured), 133.1958 (Per Deed)  
 MORE OR LESS.

Joseph & James  
 Abruzzese  
 D.B. 292/588  
 20.7609 acres

V.M.S. 3679

Lee & Ruth  
 Cambell, L.E.  
 Par. #0100059.000  
 132.00 acres

Spring Valley Farms Inc.  
 D.B. 297/561  
 60.60 Acres

CANAAN TWP.

V.M.S. 1478

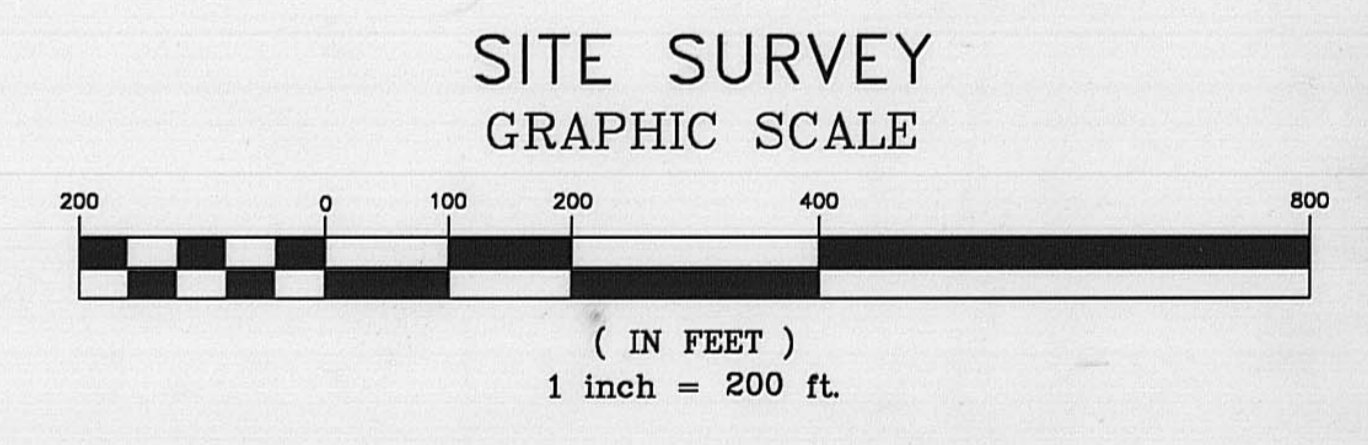
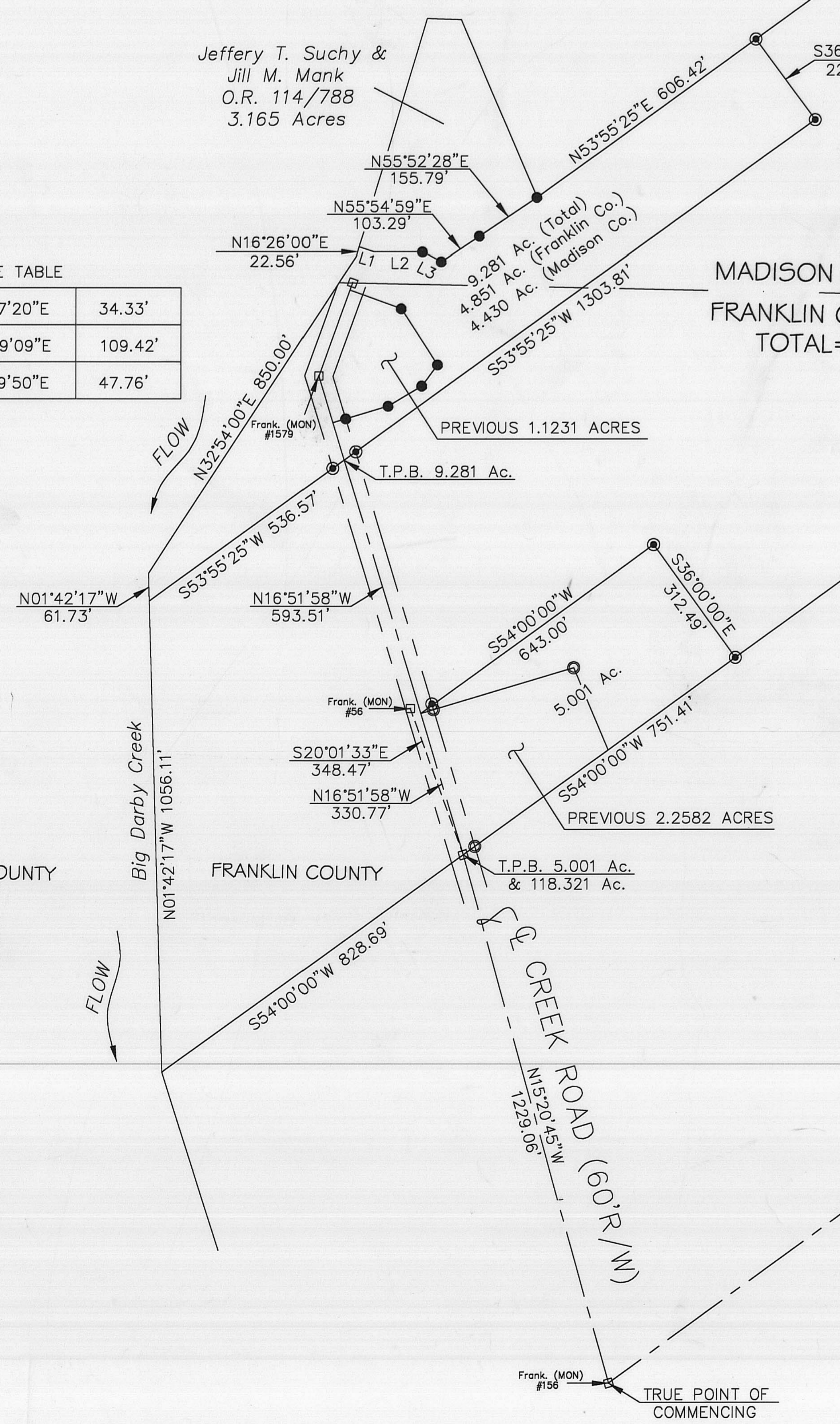
Jeffery T. Suchy &  
 Jill M. Mank  
 O.R. 114/788  
 3.165 Acres

Weber Family Limited  
 Partnership  
 O.R. 45/1004  
 53.50 Acres

LINE TABLE		
L1	S71°27'20"E	34.33'
L2	S89°49'09"E	109.42'
L3	S61°49'50"E	47.76'

MADISON COUNTY (86.287 Ac.)  
 FRANKLIN COUNTY (46.318 Ac.)  
 TOTAL = 132.603 Ac.

BROWN TWP.



- LEGEND
- IRON PIN SET
  - FRANKLIN COUNTY MONUMENT
  - REBAR FOUND
  - 1" IRON PIPE/PIPE FOUND

I hereby certify that the hereon platted property was prepared from an actual survey and is correct to best of my knowledge.



BY: *Tim Ericsson* DATE: 2/09/04  
 TIM ERICSSON, P.S.



Basis of Bearing: Bearings are based on the southern line of James Knick 132.603 (measured), 133.196 (per Deed) acre tract shown in O.R. 24518 106 Franklin County Recorders Office.

20-05

STANDARD LOT SPLIT  
BEING 118.321 ACRES  
OUT OF A 129.114 ACRE TRACT (MEASURED),  
129.706 (PER DEED) Parcel# 120-000101

Situated in the State of Ohio, County of Franklin and Madison, Township of Brown (Franklin Co.) and Canaan (Madison Co.), Virginia Military Survey 1478, and is part of an original 129.114 acres (measured), 129.706 acres (per Deed) conveyed by deed to Knick James D. Estate, as recorded in the Madison county Recorders Office in O.R. 39, Pg. 28 and in Franklin County Recorders Office in O.R. 24518 106, said parcel being more particularly described as follows:

Commencing at a Franklin County Monument at the centerline intersection of Creek Road and Hayden Run Road, thence;

N15°20'45"W a distance of 1229.06 feet with the center of Creek Road to a Franklin Co. Monument (fnd.), said Monument being the TRUE PLACE OF BEGINNING for this description, thence;

S54°00'00"W a distance of 828.69 feet leaving said center of Creek Road also being a southern line of said 129.114 acre tract to a point in the center of Big Darby Creek, thence;

N01°42'17"W a distance of 1056.11 feet with the center of said Creek to a point, thence;

N53°55'25"E a distance of 1840.38 feet with a new line through said 129.114 acre tract passing the center of said Creek Road at 536.57 feet, and passing the Franklin and Madison County line at 1195.89 feet to an I.P. (set) in Madison County, thence;

N36°04'35"W a distance of 225.00 feet continuing with a new line to an I.P. (set) on a northerly line of said 129.114 acre tract, thence;

N53°55'25"E a distance of 3181.82 feet with the said northerly line and being on southerly lines of a 60.60 acre tract conveyed to Spring Valley Farms Inc. in D.B. 297, Pg. 561 (Madison Co.) and a 20.7609 acre tract conveyed to Joseph & James Abruzzese shown in D.B. 292, Pg. 598 Madison Co.), to a 1" I.P. (fnd), said I.P. being the northeastern corner of said 129.114 acre tract and being on the western line of a 132.00 acre tract conveyed to Lee & Ruth Cambell, L.E. as Parcel No. 0100059.000 (Madison Co.), thence;

S35°48'51"E a distance of 1104.21 feet with the easterly line of said 129.114 acres and the western line of said 132.00 acre tract to a 1" Iron Pipe with Threaded plumbing cap at the southeastern corner of said 129.114 acre tract and being on the northern line of a 53.50 acre tract conveyed to Weber Family Limited Partnership shown in O.R. 45, Pg. 1004 (Madison Co.), thence

S54°00'00"W a distance of 4033.29 feet with the southern line of said 129.114 acres and the northern line of said Weber tract to an I.P. (set), passing the said County line at 2673.05 feet, thence;

N36°00'00"W a distance of 312.49 feet leaving said line with a new line through said 132.603 acre tract to an I.P. (set), thence;

S54°00'00"W a distance of 643.00 feet continuing with a new line to a Nail (set) in the center of Creek Road, passing an I.P. (set) at 611.25 feet, thence;


(CONTINUED).....

S16°51'58"E a distance of 330.77 feet with the center of said Creek Road returning to the True Place of Beginning and containing 118.321 acres more or less, (36.465 acre [Parcel# 120-000101] Franklin Co. & 81.856 acres Madison Co.) subject however to all legal easements and rights-of-way on record.

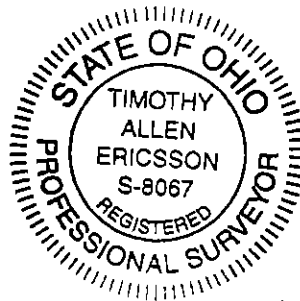
This description was prepared from records on file at the Records Office, Franklin and Madison County, Ohio and from an actual field survey performed on August 1 thru August 6, 2003.

Basis of Bearing: Bearings are based on the southern line of James Knick 132.603 (measured), 133.196 (per Deed) acre tract shown in O.R. 24518 106 Franklin County Records Office.

Iron Pins set are 5/8" rebar 30" long and are capped E.Z. 8067.

  
Timothy A. Ericsson  
P.S.-8067

2/09/04  
Date



STANDARD LOT SPLIT & COMBINATION  
BEING 9.281 ACRES OUT OF A  
129.114 ACRE TRACT (MEASURED), 129.706 (PER DEED)  
AND A 1.1231 ACRE TRACT

Situated in the State of Ohio, County of Franklin and Madison, Township of Brown (Franklin Co.) and Canaan (Madison Co.), Virginia Military Survey 1478, and is part of an original 129.114 acres (measured), 129.706 acres (per Deed) conveyed by deed to Knick James D. Estate, as recorded in the Madison county Recorders Office in D.B. 39, Pg. 28 and in Franklin County Recorders Office in O.R. 24518 106, also being out of a 1.1231 acres tract conveyed to Daniel J. Knick shown in O.R. 24518 103 Franklin County Recorder, said parcel being more particularly described as follows:

Commencing at a Franklin County Monument at the centerline intersection of Creek Road and Hayden Run Road, thence;

N15°20'45"W a distance of 1229.06 feet with the center of Creek Road to a Franklin Co. Monument (fnd.), thence;

N16°51'58"W a distance of 924.28 feet with the center of said Creek Road to a Nail (set), said Nail being the TRUE PLACE of BEGINNING for this description, thence;

S53°55'25"W a distance of 536.57 feet leaving the center of said Road with a new line through said 129.114 acre tract to a point in the center of Big Darby Creek, thence;

N01°42'17"W a distance of 61.73 feet with the center of said Creek to a point, thence;

N32°54'00"E a distance of 850.00 feet with the center of said Creek to a point, passing the Franklin and Madison County line at 779.44 feet, thence;

N16°26'00"E a distance of 22.56 feet with the said center of Creek to a point, said point being the southwestern corner of a 3.165 acre tract conveyed by deed to Jeffery T. Suchy & Jill M. Mank as shown in O.R. 14, Pg. 788 (Madison Co.), thence;

With the south line of said 3.165 acre tract and the northern line of said 129.114 acre tract with the following 5 (five) calls:

S71°27'20"E a distance of 34.33 feet to a point, thence;

S89°49'09"E a distance of 109.42 feet to a (fnd) capped pin (Cottrill P.S. 6858),

S61°49'50"E a distance of 47.76 feet to a (fnd) capped pin (Cottrill P.S. 6858),

N55°54'59"E a distance of 103.29 feet to a (fnd) capped pin (Cottrill P.S. 6858),

N55°52'28"E a distance of 155.79 feet to a (fnd) capped pin (Cottrill P.S. 6858), said pin being the southeastern corner of said 3.165 acres tract and the southwestern corner of a 60.60 acre tract conveyed to Spring Valley Farms Inc. show in Madison county D.B. 297, Pg. 561, thence;

N53°55'25"E a distance of 606.42 feet with the southern line of said 60.60 acres to an I.P. (set), thence;

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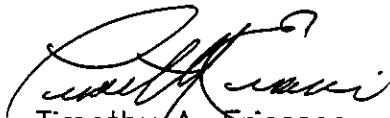
S36°04'35"E a distance of 225.00 feet with a new line through said 129.114 acre tract to an I.P. (set), thence;

S53°55'25"W a distance of 1303.81 feet, passing the said County line at 644.50 feet returning to the True Place of Beginning and containing 9.281 acres more or less, (4.851 acres [1.1231 acres Parcel# 120-001027 & 3.7279 acres Parcel # 120-000101] Franklin Co. & 4.430 acres Madison Co.) subject however to all legal easements and rights-of-way on record.

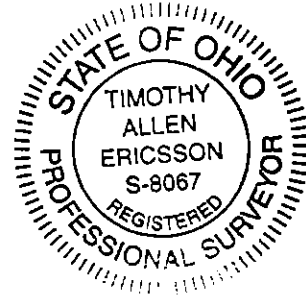
This description was prepared from records on file at the Recorders Office, Franklin and Madison County, Ohio and from an actual field survey performed on August 1 thru August 6, 2003.

Basis of Bearing: Bearings are based on the southern line of James Knick 132.605 (measured), 133.196 (per Deed) acre tract shown in O.R. 24518 106 Franklin County Recorders Office.

Iron Pins set are 5/8" rebar 30" long and are capped E.Z. 8067.

  
Timothy A. Ericsson  
P.S.-8067

2/09/04  
Date



STANDARD LOT SPLIT & COMBINATION  
Being 5.001 acres  
OUT OF A 2.2582 ACRE TRACT AND A 129.114 ACRE TRACT (MEASURED),  
129.706 (PER DEED)

Situated in the State of Ohio, County of Franklin and Madison, Township of Brown (Franklin Co.) and Canaan (Madison Co.), Virginia Military Survey 1478, and is part of an original 129.114 acres (measured), 129.706 acres (per Deed) conveyed by deed to Knick James D. Estate, as recorded in the Madison county Recorders Office in O.R. 39, Pg. 28 and in Franklin County Recorders Office in O.R. 24518, Pg. 106, and a 2.2582 acre tract conveyed to Peggy L. Knick as show in Instrument 199801230015668, Franklin County Recorders Office, said parcel being more particularly described as follows:

Commencing at a Franklin County Monument at the centerline intersection of Creek Road and Hayden Run Road, thence;

N15°20'45"W a distance of 1229.06 feet with the center of Creek Road to a Franklin Co. Monument (fnd.), said Monument being the TRUE PLACE OF BEGINNING for this description, thence;

N16°51'58"W a distance of 330.77 feet with the center of said Creek Road to a Nail (set), thence;

N54°00'00"E a distance of 643.00 feet leaving the center of said Road with a new line through said 129.706 acre tract to an I.P. (set), passing an I.P. (set) at 31.75 feet, thence;

S36°00'00"E a distance of 312.49 feet continuing with a new line through said 129.114 acre tract to an I.P. (set) on the south line of said 129.114 acre tract and also being on the northern line of a 53.50 acre tract conveyed by deed to Weber Family Limited Partnership shown in Madison Co. O.R. 45, Pg. 1004, thence;

S54°00'00"W a distance of 751.41 feet with the said Weber line passing an I.P. (fnd) at 719.66 feet returning to the True Place of Beginning and containing 5.001 acres [2.2582 acres Par.# 120-001026 & 2.7428 acres Par.# 120-000101] more or less, subject however to all legal easements and rights-of-way on record.

This description was prepared from records on file at the Recorders Office, Franklin and Madison County, Ohio and from an actual field survey performed on August 1 thru August 6, 2003.

Basis of Bearing: Bearings are based on the southern line of James Knick 132.605 (measured), 133.196 (per Deed) acre tract shown in O.R. 24518 106 Franklin County Recorders Office.

Iron Pins set are 5/8" rebar 30" long and are capped E.Z. 8067.

  
Timothy A. Ericsson  
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