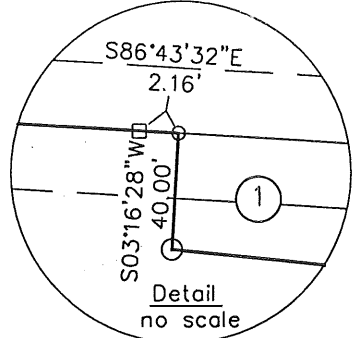
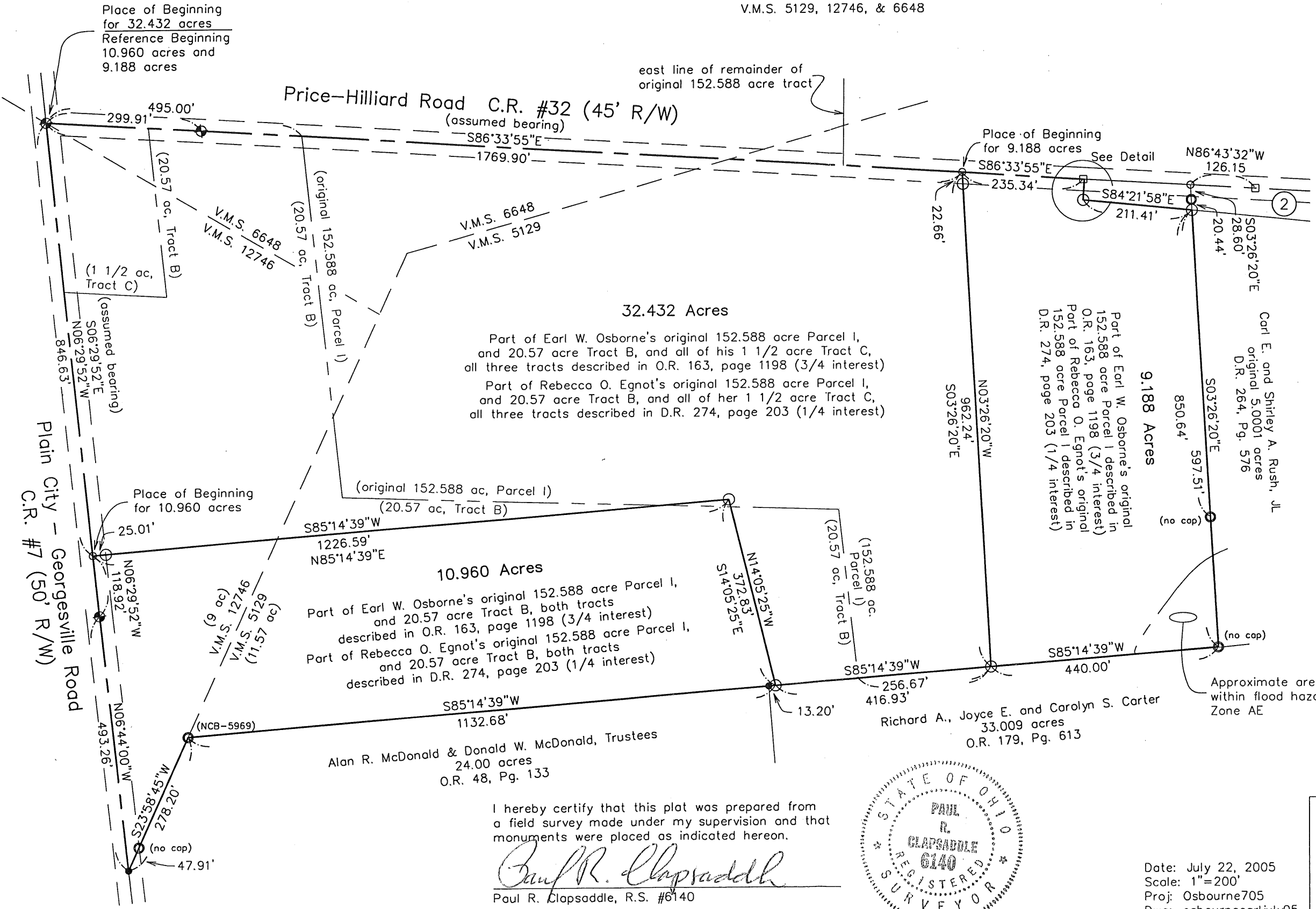


# PLAT OF SURVEY FOR EARL OSBORNE

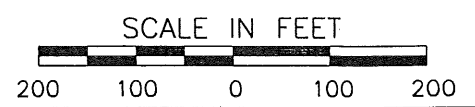
STATE OF OHIO  
 COUNTY OF MADISON  
 TOWNSHIP OF CANAAN  
 V.M.S. 5129, 12746, & 6648



**NOTES:**  
 Reference deeds are shown hereon  
 Bearings indicated hereon are based on an assumed meridian with all others based on angles turned  
 Flood boundaries shown hereon are based on graphical interpolation from FEMA flood map Community Panel No. 390773 0110 B with an effective date of February 6, 1991

- LEGEND:**
- ⊕ Railroad spike found
  - Magnetic nail set
  - 5/8 inch iron pin found
  - 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
  - ⊙ 3/4 inch iron pipe found with cap marked "LS6459" unless otherwise
  - Monument box with brass cap marked "Franklin County Survey Marker"

- ① 0.212 acre  
 Madison County Commissioners  
 D.R. 267, Pg. 579
- ② 0.245 acre  
 Madison County Commissioners  
 D.R. 274, Pg. 864

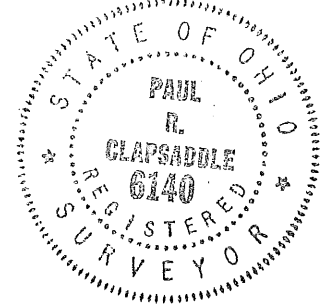


**Paul R. Clapsaddle and Associates**  
 REGISTERED ENGINEERS AND SURVEYORS  
 19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
 (937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

*Paul R. Clapsaddle*  
 Paul R. Clapsaddle, R.S. #6140



Date: July 22, 2005  
 Scale: 1"=200'  
 Proj: Osbourne705  
 Dwg: osbournearlJuly05

**SURVEY FOR EARL OSBORNE**

**9.188 Acres**

**July 22, 2005**

The following described 9.188 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 5129, being part of Earl W. Osborne's original 152.588 acre Parcel I described in Official Record 163, page 1198, and said 9.188 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Plain City-Georgesville Road (County Road #7)(50 feet wide) with the centerline of Price-Hilliard Road (County Road #32)(45 feet wide);

Thence South  $86^{\circ}33'55''$  East (assumed bearing) 1769.90 feet, following the centerline of Price-Hilliard Road, to a magnetic nail set in a north line of the remainder of said original 152.488 acre tract, said nail marking the **place of beginning**;

Thence **South  $86^{\circ}33'55''$  East 235.34 feet**, continuing with the centerline of said Road and a north line of the remainder of said original 152.588 acre tract, to a monument box with brass cap marked "Franklin County Survey Marker";

Thence **South  $86^{\circ}43'32''$  East 2.16 feet**, following the centerline of said Road and a north line of said original 152.588 acre tract, to a magnetic nail set at the northeast corner of Madison County Commissioners' 0.212 acre tract described in Deed Record 267, page 579 (said 0.212 acre tract formerly part of said original 152.588 acre tract);

Thence **South  $3^{\circ}16'28''$  West 40.00 feet**, departing from the centerline of said Road and following the west line of line of said 0.212 acre tract and an east line of the remainder of said original 152.588 acre tract, to an iron pin set;

Thence **South  $84^{\circ}21'58''$  East 211.41 feet**, following the south line of said 0.212 acre tract and a north line of the remainder of said original 152.588 acre tract, to an iron pin set at the northwest corner of the remainder of Carl E. and Shirley A. Rush, JL's original 5.0001 acre tract described in Deed Record 264, page 576, and at the southwest corner of Madison County Commissioners' 0.245 acre tract described in Deed Record 274, page 864 (said 0.245 acre tract formerly part of said original 5.0001 acre tract);

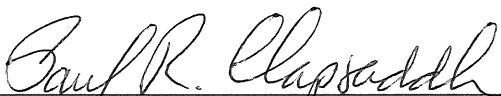
Thence **South  $3^{\circ}26'20''$  East 850.64 feet**, following an east line of the remainder of said original 152.588 acre tract and the west line of the remainder of said original 5.0001 acre tract, passing at 597.51 feet a  $\frac{3}{4}$  inch iron pipe found, to a  $\frac{3}{4}$  inch iron pipe found in the north line of Richard A., Joyce E., and Carolyn S. Carter's 33.009 acre tract described in Official Record 179, page 613;

Thence **South  $85^{\circ}14'39''$  West 440.00 feet**, following the south line of said original 152.588 acre tract and the north line of said 33.009 acre tract, to an iron pin set;

Thence **North  $3^{\circ}26'20''$  West 962.24 feet**, crossing the remainder of said original 152.588 acre tract, passing at 939.58 feet an iron pin set, to the **place of beginning, containing 9.188 acres**, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of July 2005. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "Clapsaddle RS #6140." Bearings indicated herein are based on an assumed meridian and are to denote angles only.

ATTEST:



Paul R. Clapsaddle, RS #6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747 2599



**SURVEY FOR EARL OSBORNE**

**10.960 Acres**

**July 22, 2005**

The following described 10.960 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 5129, and V.M.S. 12746, being part of Earl W. Osborne's original 152.588 acre Parcel I and 20.57 acre Tract B, both described in Official Record 163, page 1198, and said 10.960 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Plain City-Georgesville Road (County Road #7)(50 feet wide) with the centerline of Price-Hilliard Road (County Road #32)(45 feet wide);

Thence South  $6^{\circ}29'52''$  East (assumed bearing) 846.63 feet, following the centerline of Plain City-Georgesville Road, to a magnetic nail set in the west line of said 20.57 acre tract, said nail marking the **place of beginning**;

Thence North  $85^{\circ}14'39''$  East 1226.59 feet, departing from the centerline of said Road and passing at 25.01 feet an iron pin set, crossing said 20.57 acre tract and passing the southeast line of V.M.S. 12746 and the northwest line of V.M.S. 5129, entering said original 152.588 acre tract, to an iron pin set;

Thence South  $14^{\circ}05'25''$  East 372.83 feet, proceeding through said original 152.588 acre tract and entering and crossing said 20.57 acre tract, to an iron pin set in the north line of Richard A., Joyce E., and Carolyn S. Carter's 33.009 acre tract described in Official Record 179, page 613;

Thence South  $85^{\circ}14'39''$  West 1132.68 feet, following the south line of said 20.57 acre tract and the north line of said 33.009 acre tract, passing at 13.20 feet a 5/8 inch iron pin found at the northeast corner of Alan R. and Donald W. McDonald, Trustees' 24.00 acre tract described in Official Record 48, page 133, thereafter following the north line of said 24.00 acre tract, to a 3/4 inch iron pipe found with cap marked "NCB 5969", said iron pipe being in the northwest line of V.M.S. 5129 and southeast line of V.M.S. 12746;

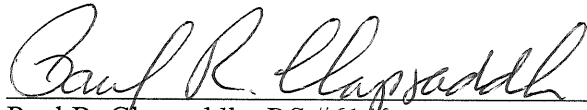
Thence South  $23^{\circ}58'45''$  West 278.20 feet, following the northwest line of said 24.00 acre tract and V.M.S. 5129, and the southeast line of said 20.57 acre tract and V.M.S. 12746, passing at 230.29 feet a 3/4 inch iron pipe found, to a 5/8 inch iron pin found in the centerline of Plain City-Georgesville Road;

Thence North  $6^{\circ}44'00''$  West 493.26 feet, entering said V.M.S. 12746, following the centerline of said Road and a west line of said 20.57 acre tract, to a railroad spike found;

Thence North  $6^{\circ}29'52''$  West 118.92 feet, following the centerline of said Road and a west line of said 20.57 acre tract, to the **place of beginning, containing 10.960 acres**, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of July 2005. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "Clapsaddle RS #6140." Bearings indicated herein are based on an assumed meridian and are to denote angles only.

ATTEST:



Paul R. Clapsaddle, RS #6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747 2599



**SURVEY FOR EARL OSBORNE**

**32.432 Acres**

**July 22, 2005**

The following described 32.432 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 5129, V.M.S. 6648, and V.M.S. 12746, being part of Earl W. Osborne's original 152.588 acre Parcel I and 20.57 acre Tract B, and all of his 1 ½ acre Tract C, all three tracts described in Official Record 163, page 1198, and said 32.432 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Plain City-Georgesville Road (County Road #7)(50 feet wide) with the centerline of Price-Hilliard Road (County Road #32)(45 feet wide), said spike marking the northwest corner of said 1 ½ acre tract and the **place of beginning**;

Thence **South 86°33'55" East (assumed bearing) 1769.90 feet**, following the centerline of Price-Hilliard Road, the north line of said 1 ½ acre tract, and the north line of said 20.57 acre tract, passing at 299.91 feet a railroad spike found, passing at 495.00 feet the northeast corner of said 20.57 acre tract and an angle point in the westerly line of said original 152.588 acre tract, thereafter crossing the remainder of said original 152.588 acre tract and passing the southeast line of line of V.M.S. 6648 and the northwest line of V.M.S. 5129, and following a north line of the remainder of said original 152.588 acre tract, to a magnetic nail set;

Thence **South 3°26'20" East 962.24 feet**, crossing the remainder of said original 152.588 acre tract, passing at 22.66 feet an iron pin set, to an iron pin set in the north line of Richard A., Joyce E., and Carolyn S. Carter's 33.009 acre tract described in Official Record 179, page 613;

Thence **South 85°14'39" West 416.93 feet**, following the south line of said original 152.588 acre tract and the north line of said 33.009 acre tract, passing at 256.67 feet the southeast corner of said 20.57 acre tract, thereafter following the south line of said 20.57 acre tract, to an iron pin set;

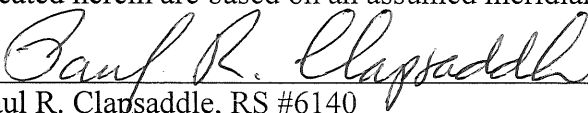
Thence **North 14°05'25" West 372.83 feet**, crossing said 20.57 acre tract and entering said original 152.588 acre tract, to an iron pin set;

Thence **South 85°14'39" West 1226.59 feet**, proceeding through said original 152.588 acre tract and entering and crossing said 20.57 acre tract, passing the northwest line of V.M.S. 5129 and the southeast line of V.M.S. 12746, passing at 1201.58 feet an iron pin set, to a magnetic nail set in the centerline of Plain City-Georgesville Road;

Thence **North 6°29'52" West 846.63 feet**, following the centerline of said Road, the west line of said 20.57 acre tract, and the west line of said 1 ½ acre tract, to the **place of beginning, containing 32.432 acres**, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of July 2005. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "Clapsaddle RS #6140." Bearings indicated herein are based on an assumed meridian and are to denote angles only.

ATTEST:



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