



BEARINGS BASED ON THE C OF PLAIN CITY - GEORGESVILLE ROAD
(S 00°05'W) AS DESCRIBED IN O.R. 27, P. 190.

PAULE & MARTHA E.
YUTZ
D.B. 287, PG. 350
57.471 AC.

285

THOMAS M. & BILLIE KAY
BIDWELL
O.R. 84, PG. 762

634

2.0095 AC.

789

349.61'

385.56'

30.74'

3016.02'

196.95'

348.20'

27.74'

DOUGLAS BIDWELL
O.R. 120, PG. 693
5.317 AC.

64

CONTINENTAL INVESTMENTS
D.B. 265, PG. 74
32.869

609

ALMA A.
DETWEILER
O.R. 116, PG. 2569
89.959 AC.

118

21.533 AC.

121

29.2512 +/- ACRES

29.2511 +/- ACRES

PLAIN CITY - GEORGESVILLE ROAD (50'R/W) (CR 7)

DEED REFERENCE
THOMAS M. & DALE W.
BIDWELL
O.R. 27, PG. 190
58.4835 ACRES

1068

LEGEND

- 3" IRON PIPE FENCE POST (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- IRON PIPE & AL. CAP STAMPED "NCB 5969" (FOUND)
- △ 10" WOOD FENCE POST (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- ⊕ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

○ TAX MAP PARCEL NUMBER



JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

FARM SPLIT, VMS 2681,
CANAAN TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR BIDWELL.

DATE DRAWN:
5-11-01
JOB # S010416
F. B. # 27

SCALE: 1"=200'
200' 100' 0 200'

CREW: MW, DS
DWN. BY: RC
CK. BY:

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 5-15-01

131-06

**Description of a 29.2511 Acre Tract
Surveyed for Thomas Bidwell**

The following described 29.2511 +/- acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 2681 being part of a 58.4835 +/- acre tract conveyed to Thomas M. & Dale Bidwell by Official Record 27 Page 190 and being more particularly described as follows:

Beginning at the northeast corner of a 5.317 acre tract conveyed to Douglas Bidwell by Official Record 120 Page 693, said corner is in the centerline of Plain City-Georgesville Road (50 foot right-of-way) (CR 7).

Thence with said 5.317 acre tract the following two courses:

- 1) South 64 deg. 36 min. 55 sec. West passing an iron pin and cap set at 27.74 feet a total distance of 954.82 feet to an iron pin and cap set.
- 2) South 00 deg. 50 min. 48 sec. West a distance of 270.00 feet to a 10" diameter wood fence post found corner to a 32.869 acre tract conveyed to Continental Investments by Deed Book 265 Page 74.

Thence with said tract South 01 deg. 52 min. 57 sec. East a distance of 218.90 feet to a 3" diameter metal fence post found.

Thence continuing with said 32.869 acre tract and a 21.533 acre tract conveyed to Alma A. Detweiler by Official Record 116 Page 2569 South 56 deg. 48 min. 55 sec. West a distance of 1643.14 feet to a 10" diameter wood fence post found in the northeast line of 89.959 acre tract also conveyed to Alma A. Detweiler by Official 116 Page 2569.

Thence with said line North 33 deg. 21 min. 55 sec. West a distance of 569.41 feet to an iron pin and cap set.

Thence across said 58.4835 acre tract North 56 deg. 45 min. 36 sec. East passing an iron pin and cap set at 3016.02 feet a total distance of 3046.76 feet to a point in the centerline of Plain City-Georgesville Road.

Thence with said centerline South 00 deg. 05 min. 00 sec. West a distance 348.20 feet returning to the point of beginning containing 29.2511 +/- acres.

Bearings are based on the centerline of Plain City-Georgesville Road (South 00 deg. 05 min. 00 sec. West) as described in Official Record 27 Page 190.

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 May 11, 2001 by James R. Cottrill registration #6858.(S010416 A)


James R. Cottrill, P.S

Description of a 29.2512 Acre Tract Surveyed for Thomas Bidwell

The following described 29.512 +/- acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 2681 being part of a 58.4835 +/- acre tract conveyed to Thomas M. & Dale Bidwell by Official Record 27 Page 190 and being more particularly described as follows:

Beginning at the southeast corner of a 2.0095 acre tract conveyed to Thomas M. & Billie Kay Bidwell by Official Record 84 Page 762, said corner is in the centerline of Plain City-Georgesville Road (50 foot right-of-way) (CR 7).

Thence with said centerline South 00 deg. 05 min. 00 sec. West a distance of 196.95 feet to a point in said centerline.

Thence across said 58.4835 acre tract South ⁵⁶53 deg. 45 min. 36 sec. West passing an iron pin and cap set at 30.74 feet a total distance 3046.76 feet to an iron pin and cap set in the east line an 89.959 acre tract conveyed to Alma A. Detweiler by Official 116 Page 2569.

Thence with said line North 33 deg. 21 min. 55 sec. West a distance of 440.31 feet to an 10" diameter wood fence post found in the southeast line 57.471 acre tract conveyed to Paule & Martha E. Yutz by Deed Book 287 Page 350.

Thence with said line North 56 deg. 45 min. 36 sec. East a distance of 2770.37 feet to an iron pipe and aluminum cap stamped "NCB 5969" found at the northwest of said Bidwell's 2.0095 acre tract.

Thence with said 2.0095 acre tract the following two courses:

- 1) South 33 deg. 14 min. 15 sec. East a distance of 275.61 feet to an iron pipe and aluminum cap stamped "NCB 5969" found.
- 2) North 56 deg. 46 min. 44 sec. East passing an iron pipe and aluminum cap stamped "NCB 5969" found at 349.61 feet a total distance of 385.56 feet returning to the point of beginning containing 29.2512 +/- acres.

Bearings are based on the centerline of Plain City-Georgesville Road (South 00 deg. 05 min. 00 sec. West) as described in Official Record 27 Page 190.

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 May 11, 2001 by James R. Cottrill registration #6858.(S010416)


James R. Cottrill, P.S