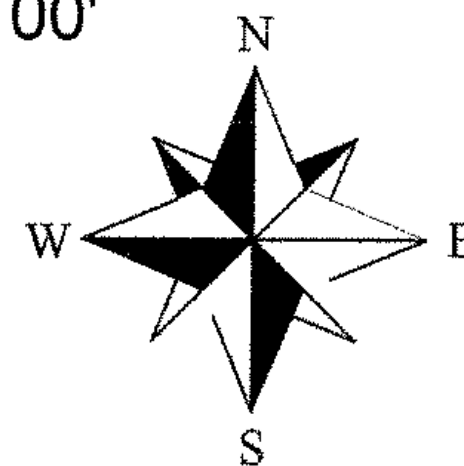


# PLAT OF SURVEY



CAMP CHASE RAILROAD  
O.R. 13, PG. 688

SCALE 1" = 100'



**PLAT OF SURVEY**  
0.560 ACRES  
LOCATED IN VMS 5280,  
VILLAGE OF LILLY CHAPEL,  
FAIRFIELD TOWNSHIP,  
MADISON CO., OHIO

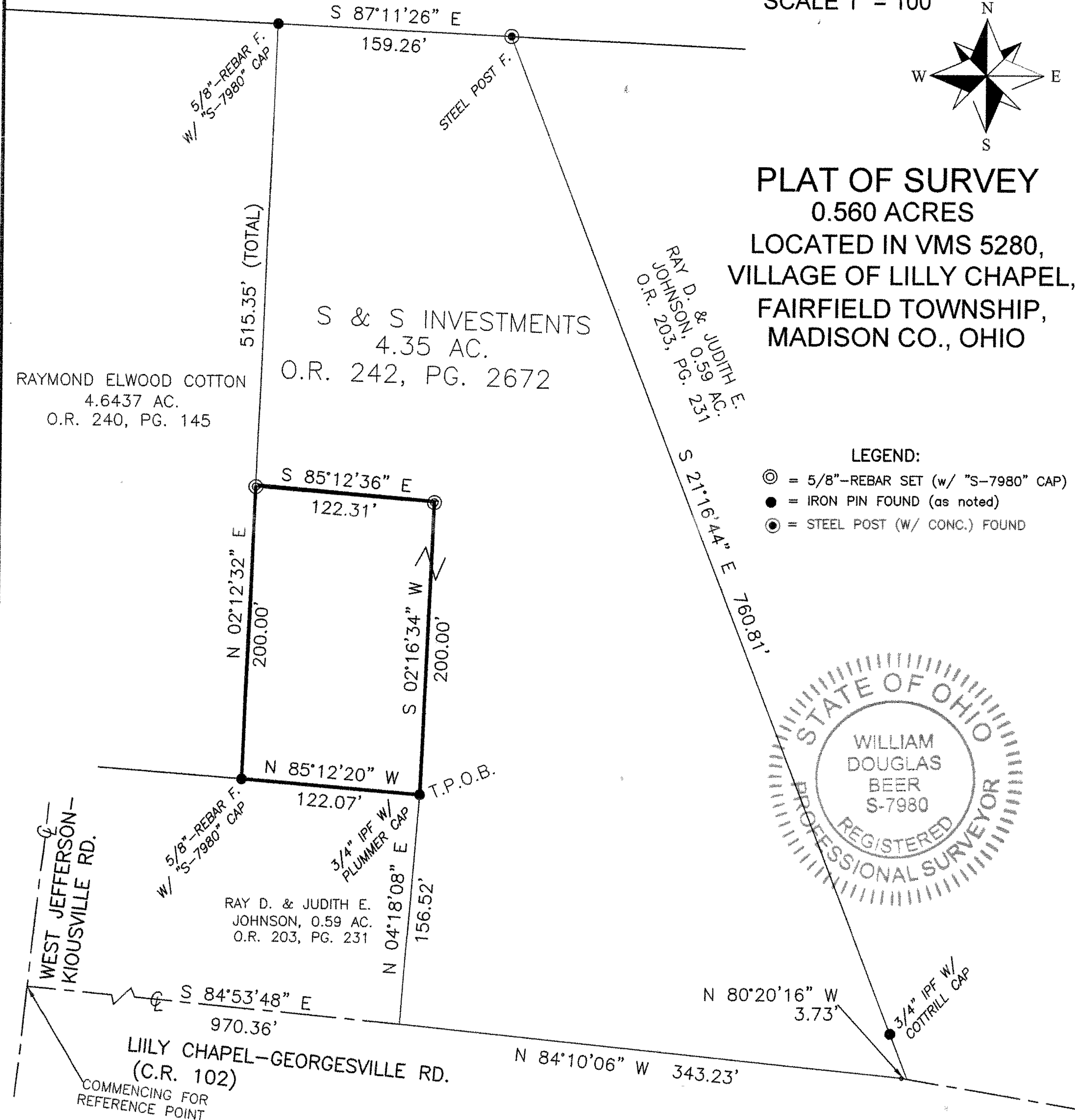
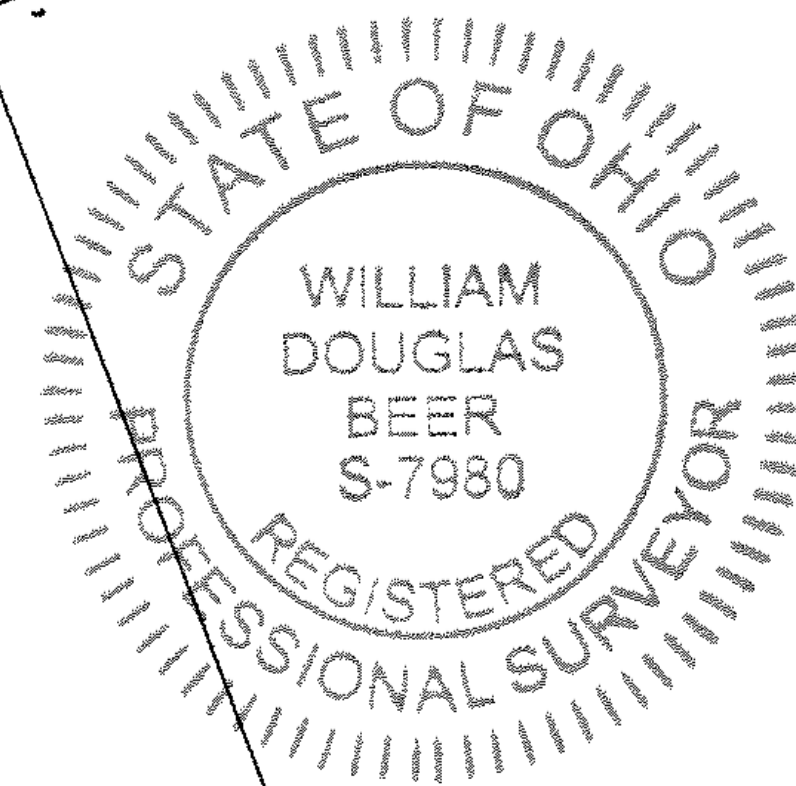
S & S INVESTMENTS  
4.35 AC.  
O.R. 242, PG. 2672

RAYMOND ELWOOD COTTON  
4.6437 AC.  
O.R. 240, PG. 145

RAY D. & JUDITH E.  
JOHNSON, 0.59 AC.  
O.R. 203, PG. 231

**LEGEND:**

- ⊙ = 5/8"-REBAR SET (w/ "S-7980" CAP)
- = IRON PIN FOUND (as noted)
- ⊙ = STEEL POST (W/ CONC.) FOUND



Bearings are based on N 02° 04' 46" E, as given for the easterly line of that 0.5723 acre tract conveyed in O.R. 137, Page 448, of record in the Madison County Recorder's Office, Madison County, Ohio.

I hereby certify that this boundary survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

**BENCHMARK LAND SURVEYING**

3501 MANILA DRIVE  
WESTERVILLE, OH 43081  
(614) 794-9609 ~ Office  
(614) 899-0336 ~ Fax  
bmlsurveying@yahoo.com

*William D. Beer* 10-26-10  
William D. Beer Date  
Registered Professional Surveyor No. 7980

October 26, 2010

DESCRIPTION OF A 0.560 ACRE TRACT

Situated in the Village of Lilly Chapel, Township of Fairfield, County of Madison, State of Ohio, located in VMS #5280, being 0.560 acres out of that 4.35 acre tract of land conveyed to S & S Investments in O.R. 242, Page 2672, said 0.560 acres being more particularly described as:

Commencing for reference at a point marking the intersection of the centerline of Lilly Chapel-Georgesville Road (County Road 102) and the centerline of West Jefferson-Kiousville Road;

1116-10  
Thence, South 84° 53' 48" East, with the centerline of said Lilly Chapel-Georgesville Road, a distance of 970.36 feet to the southwesterly corner of said 4.35 acres, said point also being the southeasterly corner of that 0.59 acre tract conveyed to Ray D. & Judith E. Johnson in O.R. 203, Page 231;

Thence, North 04° 18' 08" East, with a westerly line of said 4.35 acres and with the easterly line of said 0.59 acres, a distance of 156.52 feet to a 3/4-inch iron pin with cap ("Cottrill") found at the northeasterly corner of said 0.59 acres, the same being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, North 85° 12' 20" West, with a southerly line of said 4.35 acres and with the northerly line of said 0.59 acres, a distance of 122.07 feet to a 5/8-inch rebar with cap ("S-7980") found at a southwesterly corner of said 4.35 acres, the same being in the northerly line of said 0.59 acres and being a southerly corner of that 4.6437 acre tract conveyed to Raymond Elwood Cotton in O.R. 240, Page 145;

Thence, North 02° 12' 32" East, with a westerly line of said 4.35 acres and with an easterly line of said 4.6437 acres, a distance of 200.00 feet to a rebar set;

Thence, South 85° 12' 36" East, crossing a portion of said 4.35 acres, a distance of 122.31 feet to a rebar set;

Thence, South 02° 16' 34" West, crossing a portion of said 4.35 acres, a distance of 200.00 feet to the TRUE PLACE OF BEGINNING.

Page Two (0.560 ac.)

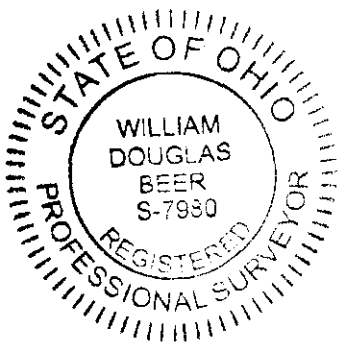
Containing 0.560 acres of land (by Survey).

Subject to all easements, restrictions and rights-of-way of record.

All rebar's set are 5/8-inch in diameter and 30-inches long with a cap bearing the inscription "S-7980".

Bearings are based on North 02° 04' 46" East, as given for the easterly line of that 0.5723 acre tract conveyed in O.R. 137, Page 448.

All references are to records of the Recorder's Office, Madison County, Ohio.



William D. Beer 10-26-10  
Date  
Registered Professional Surveyor No. 7980

11/6-10

Approved  
Madison County Subdivision Review Board  
No Plat Required

	Name	Date
Board of Health	N/A	N/A
Engineer	David P. Boyd	11-3-10
County Auditor	Michael J. Boyd	11-3-10

NON BUILDING