

PLAT OF SURVEY

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

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned

* This tract has no road frontage and must be transferred to an adjoining land owner that has frontage on a public road

LEGEND:

- 5/8 inch iron pin set with cap, marked "CLAPSADDLE RS#6140"
- Magnetic nail set
- 3/4 Inch iron pipe found
- ⊠ Brass plate inside a monument box
- 5/8 inch iron pin found
- ⊕ Railroad spike found
- Fence line

Kathy M. May Trust
8.348 Acres
O.R. 144, PG. 841

Reference Beginning

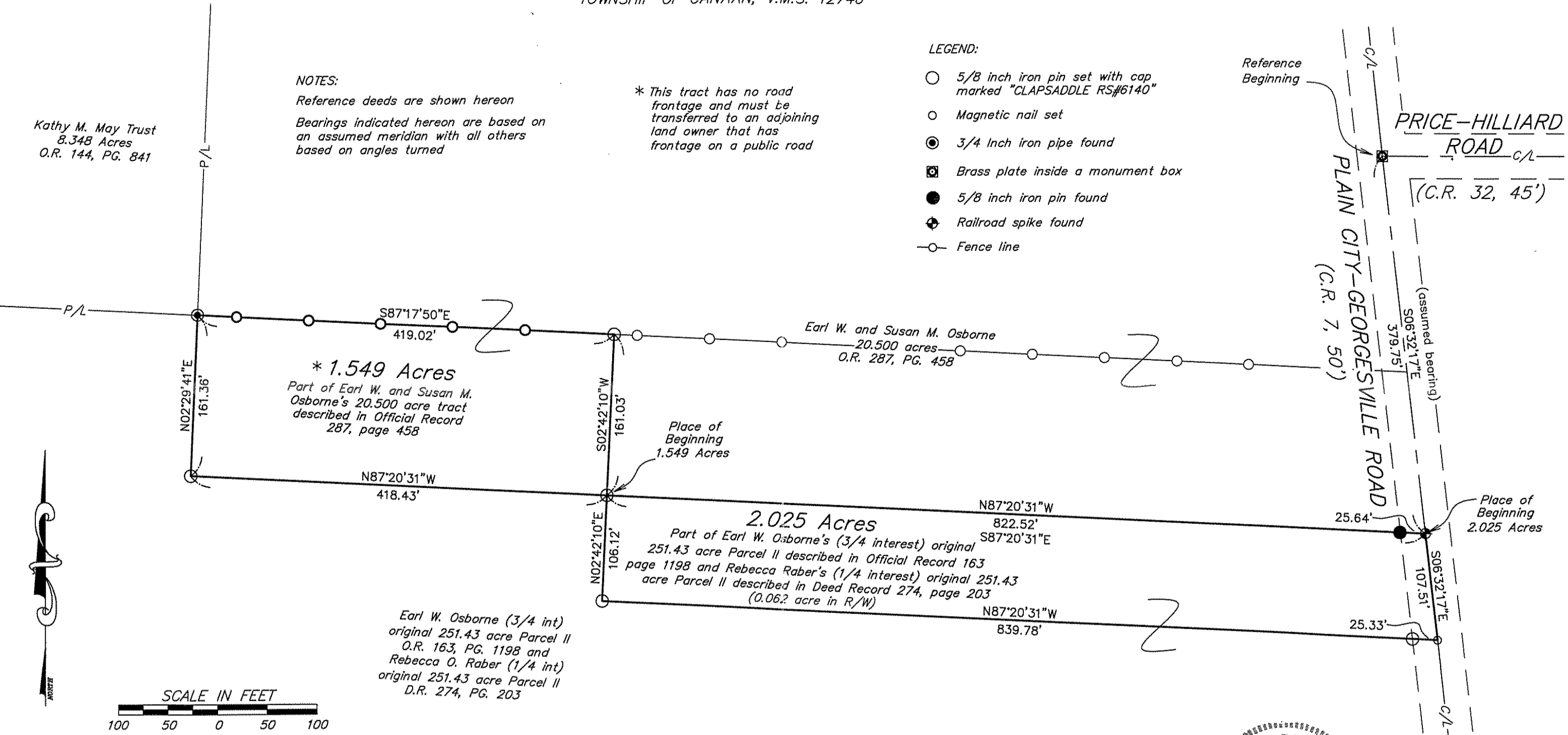
PRICE-HILLIARD ROAD C/L

(C.R. 32, 45')

PLAIN CITY—GEORGESVILLE ROAD (C.R. 7, 50')

(assumed bearing)
S06°32'17"E
379.75'

Place of Beginning
2.025 Acres



* 1.549 Acres
Part of Earl W. and Susan M. Osborne's 20.500 acre tract described in Official Record 287, page 458

Earl W. and Susan M. Osborne
20.500 acres
O.R. 287, PG. 458

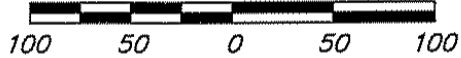
Place of Beginning
1.549 Acres

2.025 Acres

Part of Earl W. Osborne's (3/4 interest) original 251.43 acre Parcel II described in Official Record 163 page 1198 and Rebecca Raber's (1/4 interest) original 251.43 acre Parcel II described in Deed Record 274, page 203 (0.062 acre in R/W)

Earl W. Osborne (3/4 int) original 251.43 acre Parcel II O.R. 163, PG. 1198 and Rebecca O. Raber (1/4 int) original 251.43 acre Parcel II D.R. 274, PG. 203

SCALE IN FEET



Paul R. Clapsaddle and Associates

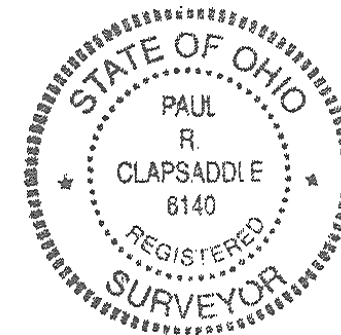
REGISTERED ENGINEERS AND SURVEYORS

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: February 2, 2011
Scale: 1"=100'
Drawing: OsbourneSWJan11
Project: OsbourneEarl1110

SURVEY FOR EARL OSBORNE

1.549 Acre

February 2, 2011

The following described 1.549 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 12746, being part of Earl W. and Susan M. Osborne's 20.500 acre tract described in Official Record 287, page 458, and said 1.549 acre tract being more particularly described as follows:

Beginning for reference at a brass plate in a monument box found at the southern most intersection of the centerline of Plain City-Georgesville Road (County Road 7, 50') with the centerline of Price-Hilliard Road (County Road 32, 45');

Thence South 06°32'17" East (assumed bearing) 379.75 feet, following the centerline of Plain City-Georgesville Road, to a railroad spike found at a northeast corner of the remainder of Earl W. Osborne and Rebecca O. Raber's original 251.43 acre Parcel II described in Official Record 163, page 1198 (3/4 interest) and Deed Record 274, page 203 (1/4 interest), respectively, and at the southeast corner of said 20.500 acre tract;

Thence North 87°20'31" West 822.52 feet, departing from the centerline of Plain City-Georgesville Road, following the south line of said 20.500 acre tract and a north line of the remainder of said original 251.43 acre tract, passing at 25.64 feet a 5/8 inch iron pin found, to an iron pin set and marking the **place of beginning**;

Thence **North 87°20'31" West 418.43 feet**, continuing with the south line of said 20.500 acre tract and a north line of the remainder of said original 251.43 acre tract, to an iron pin set;

Thence **North 02°29'41" East 161.36 feet**, following a west line of said 20.500 acre tract and an east line of the remainder of said original 251.43 acre tract, to a 3/4 inch iron pipe found at the southeast corner of Kathy M. May Trust's 8.348 acre tract described in Official Record 144, page 841;

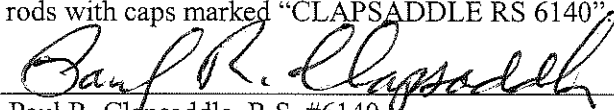
Thence **South 87°17'50" East 419.02 feet**, entering said 20.500 acre tract, to an iron pin set;

Thence **South 02°42'10" West 161.03 feet**, continuing through said 20.500 acre tract, to the **place of beginning, containing 1.549 acre**, more or less, and being subject to all valid easements and restrictions of record.

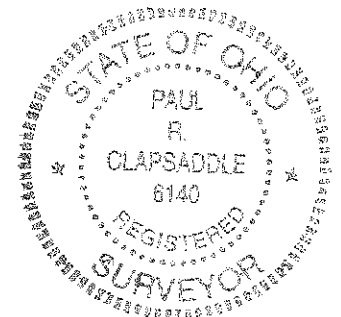
The above described 1.549 acre tract has no road frontage and must be transferred to an adjoining land owner that has frontage on a public road.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, R.S. #6140, during the month of February 2011. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140"

ATTEST:



Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road, Marysville, Ohio, 43030
(937) 747-2599



SURVEY FOR EARL OSBORNE
2.025 Acres, February 2, 2011

The following described 2.025 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 12746, being part of Earl W. Osborne and Rebecca O. Raber's original 251.43 acre tract described in Official Record 163, page 1198 (3/4 interest) and Deed Record 274, page 203 (1/4 interest), respectively, and said 2.025 acre tract being more particularly described as follows:

Beginning for reference at a brass plate in a monument box found at the southern most intersection of the centerline of Plain City-Georgesville Road (County Road 7, 50') with the centerline of Price-Hilliard Road (County Road 32, 45');

Thence South 06°32'17" East (assumed bearing) 379.75 feet, following the centerline of Plain City-Georgesville Road, to a railroad spike found at a northeast corner of the remainder of said original 251.43 acre tract and at the southeast corner of Earl W. and Susan M. Osborne's 20.500 acre tract described in Official Record 287, page 458, said spike marking the **place of beginning**;

Thence **South 06°32'17" East 107.51 feet**, following the centerline of Plain City-Georgesville Road and an east line of the remainder of said original 251.43 acre tract, to a magnetic nail set;

Thence **North 87°20'31" West 839.78 feet**, departing from the centerline of Plain-City-Georgesville Road, entering the remainder of said original 251.43 acre tract and passing at 25.33 feet an iron pin set, to an iron pin set;

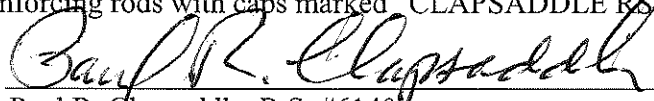
Thence **North 02°42'10" East 106.12 feet**, continuing through said original 251.43 acre tract, to an iron pin set in the south line of said 20.500 acre tract;

Thence **South 87°20'31" East 822.52 feet**, following a north line of the remainder of said original 251.43 acre tract and the south line of said 20.500 acre tract, passing at 796.88 feet a 5/8 inch iron pin found, to the **place of beginning, containing 2.025 acres**, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 2.025 acre tract 0.062 acre is within the right of way of Plain City-Georgesville Road.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, R.S. #6140, during the month of February 2011. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE R876140".

ATTEST:



Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road, Marysville, Ohio, 43030
(937) 747-2599

