

GREGORY D & SONJA M
ROSS, JT LIVES
OR 233 P 619
57.97 ACRES

VASILY & NADEZHDA
SOLOHA, JT LIVES
OR 202 P 977
3.61 ACRES

ARKADY & VALENTINA
OLESH, JTLV
OR 202 P 1817
3.02 ACRES

JEFFERY T SUCHY &
JILL M MANK JT LIVES
OR 114 P 788
3.165 ACRES

AARON BOERGER
OR 256 P 2080
81.856 ACRES

AARON BOERGER
OR 256 P 2080
81.856 ACRES

DEED REFERENCE

DANIEL J KNICK
OR 198 P 2190
4.430 ACRES

3.3724± ACRES

NOTE

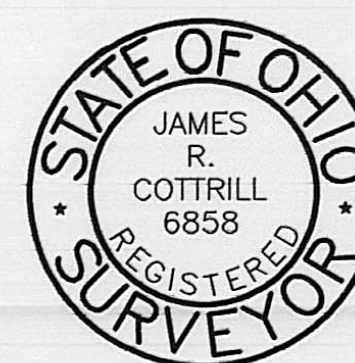
3.3724± ACRE TRACT IS TO BECOME PART OF AND
CONTINGENT TO SUCHY'S 3.165 ACRE TRACT.

MADISON COUNTY

FRANKLIN COUNTY

LEGEND

- ☆ FRANKLIN COUNTY MONUMENT (FOUND)
 - 3/4" IRON PIPE & YELLOW PLASTIC CAP STAMPED "T.E.P. 6552" (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - 5/8" REBAR (FOUND)
 - △ 3/4" IRON PIPE & RED PLASTIC CAP STAMPED "EZ 8067" (FOUND)
 - RAIL ROAD SPIKE
 - 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



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

DATE: 9/15/10

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

3.3724± ACRES, VMS 1187,
CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEY FOR DAN KNICK

DATE DRAWN:
9/13/10
JOB # S100903
F. B. #

SCALE : 1" = 60'
60' 50' 0 60'

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

SMITH-CALHOUN ROAD
(TR 37)(R/W UNKNOWN)

POC

POB

CREEK ROAD

S 88°35'29" E 515.23'

N 55°01'22" E 155.76'

N 79°14'32" W 316.55'

250.04'

N 54°04'10" E 606.33'

199.96'

156.33'

S 33°56'55" E 225.11'

S 54°04'43" W 544.92'

N 54°04'43" E 99.58'

3.3724 Acre Tract
Surveyed for Dan Knick

The following described 3.3724 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1187, being part of a 4.430 acre tract conveyed to Daniel J. Knick by Official Record 198 page 2190, and being more particularly described as follows:

Commencing, at a Franklin County Monument found at the intersection of the centerline of Smith Calhoun Road (Township Road 37)(right-of-way width unknown) with the Madison / Franklin County line, said monument is also in the south line of said 4.430 acre tract;

Thence, with said County line and the south line of said 4.430 acre tract, South 88° 35 minutes 29 seconds East a distance of 515.23 ft. to the northwest line of an 81.856 acre tract conveyed to Aaron Boerger by Official Record 256 page 2080;

Thence, with the northwest line of said 81.856 acre tract, North 54° 04 minutes 43 seconds East a distance of 99.58 ft. to an iron pin and cap set at **The True Point Beginning**;

Thence, with a new line across said 4.430 acre tract, North 79° 14 minutes 32 seconds West a distance of 316.55 ft. to an iron pin and cap previously set in the southeast line of a 3.165 acre tract conveyed to Jeffrey T. Suchy and Jill M. Mank by Official Record 114 page 788;

Thence, with the southeast line of said 3.165 acre tract, North 56° 01 minutes 22 seconds East a distance a 155.76 ft. to a 5/8 inch diameter rebar found at the southwest corner of a 3.02 acre tract conveyed to Arkadiy & Valentina Olesh by Official Record 202 page 1817;

Thence, with the southeast line of said 3.02 acre tract, a 3.61 acre tract conveyed to Vasily and Nadezhda Soloha by Official Record 202 page 977, and a 57.97 acre tract conveyed to Gregory D. and Sonja M. Ross by Official Record 233 page 619, North 54° 04 minutes 10 seconds East, passing a 1 in. diameter iron pipe and yellow plastic cap stamped "RET 6552" found at the southwest corner of said 3.61 acre tract at 250.04 ft., also passing the southwest corner of said 57.97 acre tract at 450.00 ft., a total distance of 606.33 ft. to a 3/4 inch diameter iron pipe and red plastic cap stamped "EZ 8067" found corner to said 81.856 acre tract;

Thence, with said 81.856 acre tract the following 2 courses:

- 1) South 35° 56 minutes 55 seconds East a distance of 225.11 ft. to a 3/4 inch diameter iron pipe and red plastic cap stamped "EZ 8067" found
- 2) South 54° 04 minutes 43 seconds West a distance of 544.92 ft. returning to **The True Point Beginning** containing **3.3724 Acres** more or less.

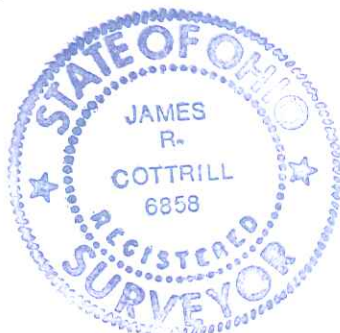
Bearings are based on a GPS observation on September 10, 2010, WGS 1984 Geodetic North.

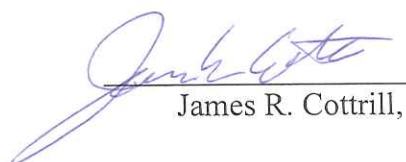
The here in above described 3.3724 acre tract is to become part of and contingent to Suchy's 3.165 acre tract.

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 L.L.C. 6858."

This description is based on a field survey performed August 10, 2010 by James R. Cottrill registration #6858. (Job #S100903)




James R. Cottrill,