

SURVEY FOR MATTIE GARVER - P/L

STATE OF OHIO
 COUNTY OF MADISON
 TOWNSHIP OF CANAAN
 V.M.S. 9530

Gary L. Garver and
 Lavaka Garver
 5.058 Acres
 O.R. 223, PG. 358

PLAIN CITY-GEORGEVILLE ROAD
 (C.R. 7, VARIABLE R/W)

Mattie Garver
 63 acres and 65 rods tract
 O.R. 53, PG. 1006

LEGEND:

- ◆ Railroad spike found
- Magnetic nail found
- Magnetic nail set
- 5/8 inch iron pin found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- Iron pin with brass cap marked ODOT found inside monument box

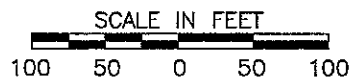
NOTES:

Reference deeds are shown hereon

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

Property lines north and west of the intersection of Amity Pike and Plain City-Georgesville Road are based on survey of 10.0001 acres by John Circle in 1978 and by survey of 5.058 acres by Roger Irwin Baker in 2006 and do not follow the centerline monumented by ODOT.

The ODOT monumented centerline for both roads follows the centerline of pavement and not the property lines as referenced in 2005 State of Ohio plans MAD-C.R. 7-VAR (6.15)/(7.32)/(8.55)/(10.79)



**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.

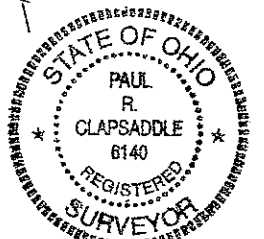
Jacob F. Helmuth and
 Lydiann Helmuth, Co-Trustees
 5.00006 Acres
 O.R. 223, PG. 358

4.717 Acres
 Part of Mattie Garver's
 original 63 acres and 65 square rods
 described in Official Record 53, page 1006

4.719 Acres
 Part of Mattie Garver's
 original 63 acres and 65 square rods
 described in Official Record 53, page 1006

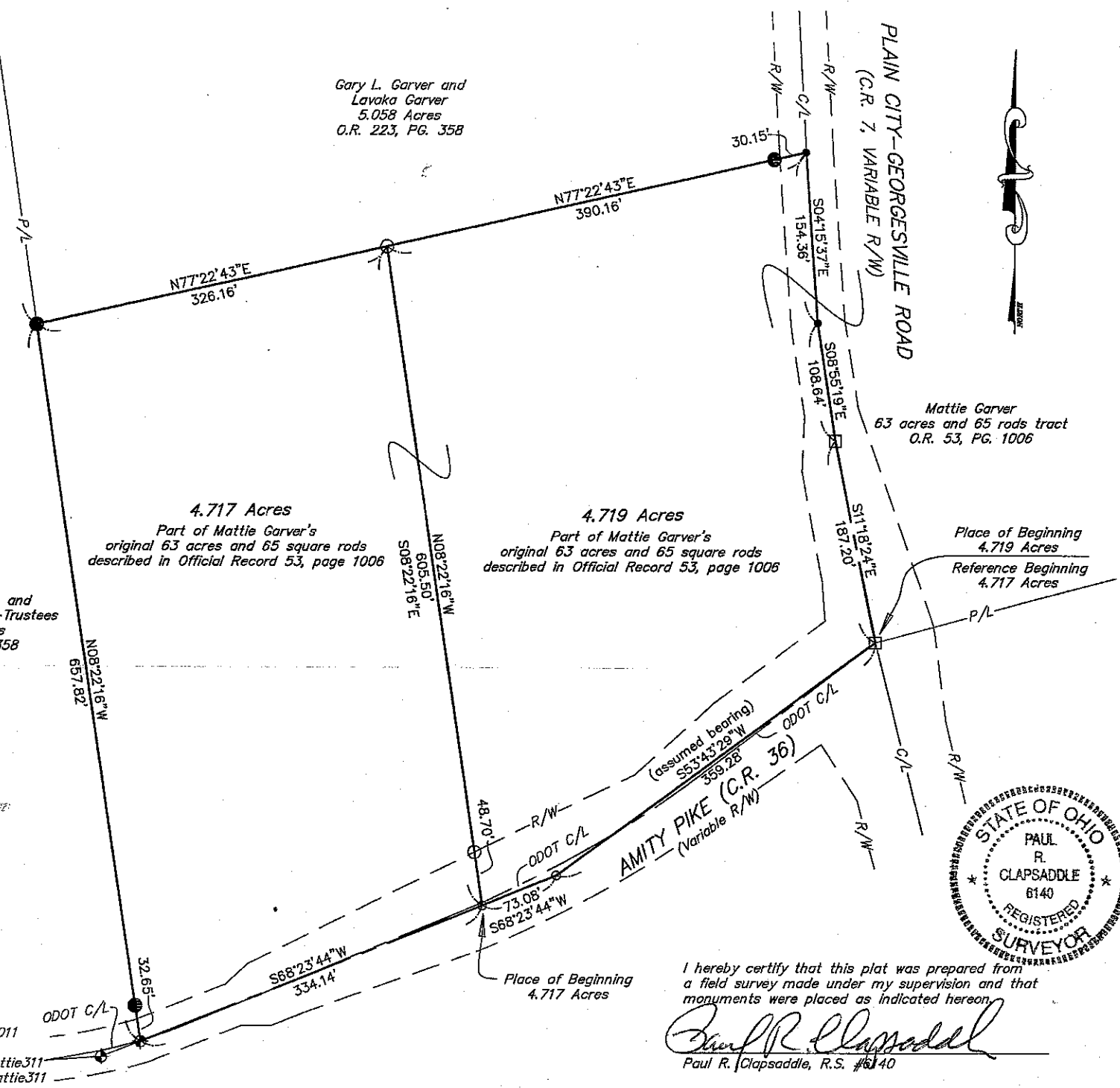
Place of Beginning
 4.719 Acres
 Reference Beginning
 4.717 Acres

Date: June 10, 2011
 Scale: 1"=100'
 Project: GarverMattie311
 Drawing: GarverMattie311



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



SURVEY FOR MATTIE GARVER

4.717 Acres

May 31, 2011

The following described 4.717 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 9530, being part of Mattie Garver's original 63 acres and 65 square rods tract described in Official Record 53, page 1006, and said 4.717 acre tract being more particularly described as follows:

Beginning for reference at an iron pin with a brass cap marked "ODOT" found inside a monument box at northern intersection of the centerline of Plain City-Georgesville Road (C.R. 7, variable right of way), with the centerline of Amity Pike (C.R. 36, variable right of way), said iron pin being in the south line of said original 63 acres and 65 square rods tract;

Thence South 53°43'29" West (assumed bearing) 359.28 feet, through the right of way of Amity Pike (not following ODOT's monumented centerline as shown on 2005 State of Ohio plans MAD-C.R. 7-VAR (6.15)/(7.32)/(8.55)/(10.79)), and following the south line of said original 63 acres and 65 rods tract, to a magnetic nail set;

Thence South 68°23'44" West 73.08 feet, continuing through the right of way of Amity Pike and following a south line of said original 63 acres and 65 square rods tract (not following Road centerline), to a magnetic nail set and marking the **place of beginning**;

Thence South 68°23'44" West 334.14 feet, continuing through the right of way of Amity Pike and following the south line of said original 63 acres and 65 rods tract, to a railroad spike found on the centerline of said Road and at the southeast corner of Jacob F. Helmuth and Lydiann Helmuth, Co- Trustees' 5.00006 acre tract described in Official Record 223, page 358 (5.00006 acre tract formerly part of said original 63 acre and 65 square rods tract);


Thence North 08°22'16" West 657.82 feet, following the west line of the remainder of said original 63 acres and 65 rods tract and the east line of said 5.00006 acre tract, passing at 32.65 feet a 5/8 inch iron pin found, to a 5/8 inch iron pin found at the southwest corner of Gary L. Garver and Lavaka Garver's 5.058 acre tract described in Official Record 223, page 358 (5.058 acre tract formerly part of said original 63 acre and 65 square rods tract);

Thence North 77°22'43" East 326.16 feet, following a north line of the remainder of said original 63 acres and 65 square rods tract and the south line of said 5.058 acre tract, to an iron pin set;

Thence South 08°22'16" East 605.50 feet, crossing the remainder of said original 63 acres and 65 rods tract, passing at 556.8 feet an iron pin set, to the **place of beginning**, **containing 4.717 acres**, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of May 2011. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. 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 43040
(937) 747-2599



SURVEY FOR MATTIE GARVER

4.719 Acres

May 31, 2011

The following described 4.719 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 9530, being part of Mattie Garver's original 63 acres and 65 square rods tract described in Official Record 53, page 1006, and said 4.719 acre tract being more particularly described as follows:

Beginning for reference at an iron pin with a brass cap marked "ODOT" found inside a monument box at the northern intersection of the centerline of Plain City-Georgesville Road (C.R. 7, variable right of way), with the centerline of Amity Pike (C.R. 36, variable right of way), said iron pin being in the south line of said original 63 acres and 65 square rods tract, and marking the **place of beginning**;

Thence **South 53°43'29" West (assumed bearing) 359.28 feet**, through the right of way of Amity Pike (not following ODOT's monumented centerline as shown on 2005 State of Ohio plans MAD-C.R. 7-VAR (6.15)/(7.32)/(8.55)/(10.79)), and following the south line of said original 63 acres and 65 rods tract, to a magnetic nail set;

Thence **South 68°23'44" West 73.08 feet**, continuing through the right of way of Amity Pike and following a south line of said original 63 acres and 65 square rods tract (not following Road centerline), to a magnetic nail set;

Thence **North 08°22'16" West 605.50 feet**, departing from Amity Pike and entering said original 63 acres and 65 square rods tract, passing at 48.70 feet an iron pin set, to an iron pin set in the south line of Gary L. Garver and Lavaka Garver's 5.058 acre tract described in Official Record 223, page 358 (5.058 acre tract formerly part of said original 63 acres and 65 square rods tract);

Thence **North 77°22'43" East 390.16 feet**, following a north line of the remainder of said original 63 acres and 65 square rods tract and a south line of said 5.058 acre tract, passing at 360.01 feet a 5/8 inch iron pin found, to a magnetic nail found in the centerline of Plain City-Georgesville Road;


Thence **South 04°15'37" East 154.36 feet**, following the centerline of Plain City-Georgesville Road and entering the remainder of said original 63 acres and 65 square rods tract, to a magnetic nail found;

Thence **South 08°55'19" East 108.64 feet**, following the centerline of Plain City-Georgesville Road and continuing through said original 63 acres and 65 rods tract, to an iron pin with a brass cap marked "ODOT" found inside a monument box;

Thence **South 11°18'24" East 187.20 feet**, continuing through said original 63 acres and 65 square rods tract, to the **place of beginning, containing 4.719 acres**, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of May 2011. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:


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