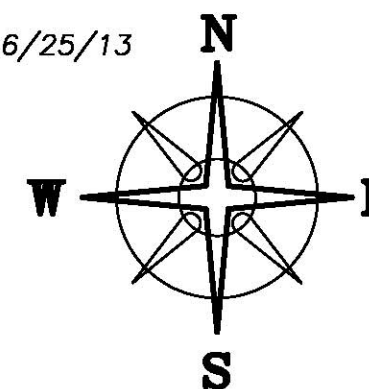


BEARINGS ARE BASED ON A GPS OBSERVATION ON 6/25/13
WGS 1984 GEODETIC NORTH
OLMSTEAD ROAD (N 18°38'48" W)



NOTES

0.2088± ACRES

THIS 0.2 ACRE TRACT IS CONVEYED TO PATRICIA STONER BY OFFICIAL RECORD 234 PAGE 213 IN MADISON COUNTY AND INSTR. #201109090114559 IN FRANKLIN COUNTY THE SAID 0.2 ACRE TRACT WAS LOCATED IN FRANKLIN COUNTY BY A COUNTY LINE SURVEY FILED ON SEPT. 16, 1899 IN SURVEY PLAT BOOK 3 PG. 82, FRANKLIN COUNTY ENGINEER'S OFFICE, AND CALL AS BEING OWNED BY M. & A. BARRETT. NO CHAIN OF OWNERSHIP WAS CREATED FOR THE STONER FAMILY IN FRANKLIN COUNTY AND THE 0.2 ACRE TRACT WAS SOLD AT SHERIFF SALE PRIOR TO 4/11/1920 TO SF SMITH, 7/2/1946 TO THOMAS S JOHNSON, AND 8/13/1979 TO WILLIAM JOHNSON FOR BACK TAXES AND IS RECORDED TO WILLIAM JOHNSON BY DEED BOOK 3744 PAGE 710.

THE DEED OVERLAP WAS CREATED IN 12/18/02 BY STEVEN L LAMPHEAR P.S. #7876 IT APPEARS HE USED 85' FROM A 1" IRON PIN, AS SHOWN IN DETAIL "A", REFERENCED IS MADE ON THE SURVEY OF SEPT. 16, 1899 PLAT OF LINE BETWEEN MADISON & FRANKLIN COUNTIES (SURVEY PLAT BOOK 3 P 82, FRANKLIN COUNTY ENGINEER'S OFFICE). I USED THE 3" 1" BEAM FENCE POST AS CALL FOR IN DEED AND USED BY OTHER SURVEYORS (SEE PRIVATE SURVEY PLATS ON FILE IN THE FRANKLIN COUNTY ENGINEER'S OFFICE).

DEED REFERENCE

PATRICIA STONER
OR 234 P 213
MADISON CO.

INSTR. #201109090114559
FRANKLIN CO.

- ① 4.05 ACRES PARCEL ONE
1 AC FRANK.
3 AC IN MAD.
- ② 55.70 ACRES PARCEL TWO
52.84 AC FRANK.
2.86 AC IN MAD.
- ③ 10 ACRES PARCEL THREE
6.6 AC FRANK.
3.4 AC IN MAD.
- ④ 64.85 ACRES PARCEL FOUR
0.20 AC FRANK.
64.65 AC IN MAD.

LEGEND

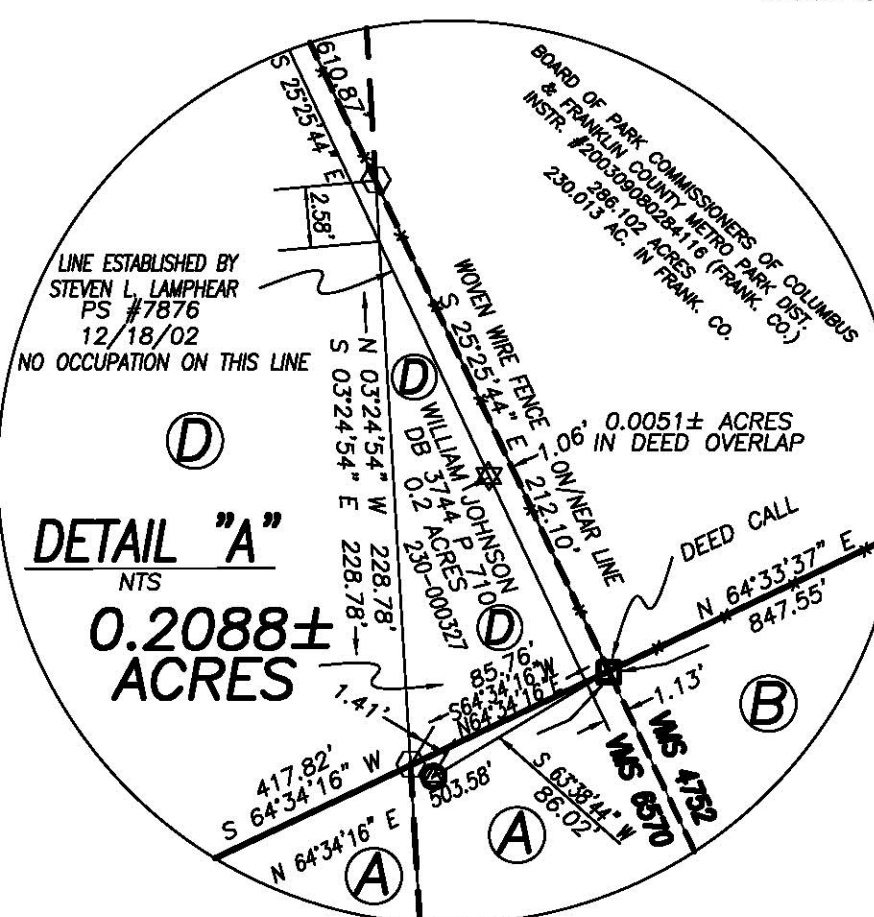
- | | |
|---|--|
| ① 1" SOLID IRON PIN (FOUND) | △ RAILROAD SPIKE (FOUND) |
| ○ IRON PIPE (FOUND) | ○ MAGNAIL (SET) |
| ① 3/4" IRON TEE BAR & CAP (FOUND) | ☆ 3/4" I.D. IRON PIPE & YELLOW PLASTIC CAP STAMPED "CEC INC." (FOUND) |
| □ 1" SOLID SQUARE IRON BAR (FOUND) | ○ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET) |
| ■ 3" I BEAM POST (FOUND) CONC. MONUMENT IN FRANKLIN COUNTY GEOLOGICAL SURVEY MONUMENT (FOUND) DESCRIPTION & # ON PLAT NEXT TO MONUMENT SEE FRANKLIN COUNTY SURVEY CONTROL DATA BASE | — WOVEN WIRE FENCE ON/NEAR LINE |
| ▲ AL. DISK IN TOP OF CONCRETE MONUMENT MONUMENT BOX ASSEMBLY SEE FRANKLIN COUNTY ENGINEERS DRAWING # 0011-02 | |
| ● MAGNAIL (SET) OVER IRON PIN (FOUND) | ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED. |

COTTRILL SURVEYING, L.L.C.

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

FARM SPLIT, VMS 6305, 6570 & 7541/7637,
FAIRFIELD TOWNSHIP/MADISON COUNTY,
PLEASANT TOWNSHIP/FRANKLIN COUNTY, OHIO.
SURVEYED FOR PATRICIA STONER

DATE DRAWN: 7/11/13	SCALE: 1" = 300'	CREW: MW
JOB # S130614	300' 150' 0 300'	DWN. BY: RC
F. B. #		CK. BY:



DETAIL "A"
NTS
0.2088±
ACRES

G.L. & J. FARMS, LTD. (1/3 INTEREST)
INSTR. #200004050066094
127.559 ACRES
-5.002 ACRES
122.557 ACRES

G.L. & J. FARMS, LTD. (1/3 INTEREST)
INSTR. #200004050066094
127.559 ACRES
-5.002 ACRES
122.557 ACRES

FCGS WE 34
AL. DISK IN TOP OF
VMS MARBLE STONE
NW CORNER VMS 7541/7637
NE CORNER VMS 6305
SOUTH LINE VMS 4752
SEE PB 3 P 36

AL. DISK IN TOP OF
VMS 6305 & 7541/7637 STONE
FCGS WE 34



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

DATE: 7/18/13

BOARD OF PARK COMMISSIONERS OF COLUMBUS
& FRANKLIN COUNTY METRO PARK DIST.
OR 171 P 1588
MADISON CO.
286.102 ACRES
56.089 AC. IN MAD. CO.

PATRICIA STONER
OR 234 P 213
40.952 ACRES
PLAT 25-95

BOARD OF PARK COMMISSIONERS OF COLUMBUS
& FRANKLIN COUNTY METRO PARK DIST.
INSTR. #200309080284116 (FRANK. CO.)
286.102 ACRES
230.013 AC. IN FRANK. CO.

WILLIAM JOHNSON
DB 3744 P 710
0.2 ACRES
230-000327
SEE DETAIL "A"

PLAT OF LINE BETWEEN FRANKLIN
AND MADISON COUNTIES RECORDED
SEPTEMBER 16, 1899

36.4018± ACRES

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20.0057 Acre Tract
Surveyed for Patricia Stoner estate

The following describe 20.0057 acre tract is situated in the state of Ohio, Madison County, Fairfield Township, VMS 6570, and being part of a 4.05 acre tract (parcel one), 10 acre tract (Parcel Three), and a 64.85 acre tract (Parcel Four) all three tracts conveyed to Patricia Stoner by Official Record 234 page 213, and being more particularly described as follows:

Beginning at a Mag nail set at the intersection of the centerline of Olmstead Road (County Road 51) (50 feet right-of-way) with the north line of the Camp Chase Industrial Railroad Corporation (railroad) by Official Record 13 page 688, said mag nail is also the southwest corner of said 64.85 acre tract and bears North 20° 19' 05" West a distance of 1712.24 feet from a railroad spike found at the centerline intersection of said Olmstead Road with Lilly Chapel - Georgesville Road (County Road 102) (45 feet right-of-way);

Thence, with the centerline of said Olmstead Rd., North 18° 38' 48" West, passing a Mag nail set at 525.40 feet, a total distance of 856.58 feet to a Mag nail set at **The True Point of Beginning;**

Thence, across said 64.85 acre tract the following 4 new courses:

- 1) **North 77° 08' 24 " East**, passing an iron pin and cap set at 15.00 feet, a total distance of **720.52 feet** to an iron pin and cap set
- 2) **North 10° 46' 48" West** a distance of **273.98 feet** to an iron pin and cap set
- 3) **North 01° 29' 59" East** a distance of **226.10 feet** to an iron pin and cap set
- 4) **North 58° 19' 56" East** a distance of **260.93 feet** to an iron pin and cap set at the northwest corner of said 4.05 acre tract;

Thence, with the north line of said 4.05 acre tract, **North 64° 34' 16" East** a distance of **417.82 feet** to an iron pin and cap set in the line between Madison and Franklin Counties also at the southwest corner of a 0.2 acre tract conveyed to both Patricia Stoner by Official Record 234 page 213 (Parcel Four) in Madison County and William Johnson by Deed Book 3744 page 1710 in Franklin County;

Thence, with said County line and a new line across said 4.05 and 10 acre tracts, **South 03° 24' 54" East** a distance of **1135.11 feet** to an iron pin and cap set;

Thence, with a new line across said 10 and 64.85 acre tracts, **South 82° 51' 32" West**, passing an iron pin and cap set at 1213.79 feet, a total distance of **1227.79 feet** to a mag nail set in the centerline of said Olmstead Road;

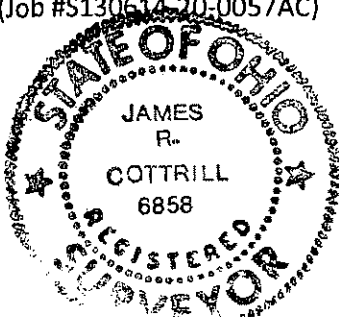
Thence, with the centerline of said Olmstead Road, **North 18° 38' 48" West** a distance of **331.18 feet** returning to **The True Point of Beginning** containing **20.0057 Acres** more or less, of which 2.7955 acres more or less is part of said 4.05 acre tract, 3.1626 acres more or less is part of said 10 acre tract, and 14.0476 acres more or less is part of said 64.85 acre tract.

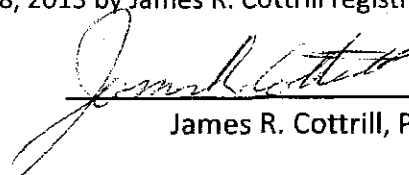
Bearings are bases on a GPS observation on WGS 1984 Geodetic North, Centerline Olmstead Road, North 18° 38' 48" West.

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 July 18, 2013 by James R. Cottrill registration #6858. (Job #S130614-20-0057AC)




James R. Cottrill, PS

36.4018 Acre Tract
Surveyed for Patricia Stoner estate

The following describe 36.4018 acre tract is situated in the state of Ohio, Madison County, Fairfield Township, VMS 6570, and being part of a 64.85 acre tract (Parcel Four) conveyed to Patricia Stoner by Official Record 234 page 213, and being more particularly described as follows:

Beginning at a Mag nail set at the intersection of the centerline of Olmstead Road (County Road 51) (50 feet right-of-way) with the north line of the Camp Chase Industrial Railroad Corporation (railroad) by Official Record 13 page 688, said mag nail is also the southwest corner of said 64.85 acre tract and bears North 20° 19' 05" West a distance of 1712.24 feet from a railroad spike found at the centerline intersection of said Olmstead Road with Lilly Chapel - Georgesville Road (County Road 102) (45 feet right-of-way);

Thence, with the centerline of said Olmstead Rd., North 18° 38' 48" West, passing a Mag nail set at 525.40 feet, a total distance of 856.58 feet to a Mag nail set at **The True Point of Beginning**;

Thence, continuing with the centerline of said Olmstead Rd., North 18° 38' 48" West a distance of **1158.62 feet** to a Mag nail set over an iron pin found at the southwest corner of a 40.952 acre tract conveyed to Patricia Stoner by Official Record 234 page 213;

Thence, with the south line of said 40.952 acre tract, North 64° 09' 49" East, passing an iron pin and cap set at 30.00 feet, also passing the west line of a 286.102 acre tract conveyed to the Board of Park Commissioners of Columbus and Franklin County Metro Park District by Official Record 171 page 1588 at 1500.60 feet, a total distance of **1501.11 feet** to a 1 inch square iron bar found in the original east line of said 64.85 acre tract and in the line between VMS 6570 and 4752;

Thence, with the said original line and said VMS line, South 25° 25' 44" East, passing a 3/4 inch iron pipe and yellow plastic cap stamped "CEC Inc." 0.58 feet right of line at 235.93 feet, a total distance of **610.87 feet** to an iron pin and cap set in the line between Franklin and Madison Counties, said iron pin and cap is also at the north corner of a 0.2 acre tract conveyed to both Patricia Stoner by Official Record 234 page 213 and William Johnson by Deed Book 3744 page 710 (Franklin County);

Thence, with said County line and the west line of said 0.2 acre tract, South 03° 24' 54" East a distance of **228.78 feet** to an iron pin and cap set in the north line of a 4.05 acre tract (Parcel One) conveyed to Patricia Stoner by Official Record 234 page 213;

Thence, with the north line of said 4.05 acre tract, South 64° 34' 16" West a distance of **417.82 feet** to an iron pin and cap set at the northwest corner of said 4.05 acre tract;

Thence, across said 64.85 acre tract the following 4 new courses:

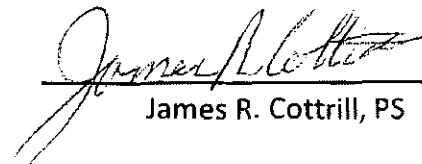
- 1) South 58° 19' 56" West a distance of **260.93 feet** to an iron pin and cap set
- 2) South 01° 29' 59" West a distance of **226.10 feet** to an iron pin and cap set
- 3) South 10° 46' 48" East a distance of **273.98 feet** to an iron pin and cap set
- 4) South 77° 08' 24" West, passing an iron pin and cap set at 705.52 feet, a total distance of **720.52 feet** returning to **The True Point of Beginning** containing **36.4018 Acres** more or less.

Bearings are based on a GPS observation on WGS 1984 Geodetic North, Centerline Olmstead Road, North 18° 38' 48" West.

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 July 18, 2013 by James R. Cottrill registration #6858. (Job #S130614-36-4018AC)


James R. Cottrill, PS

