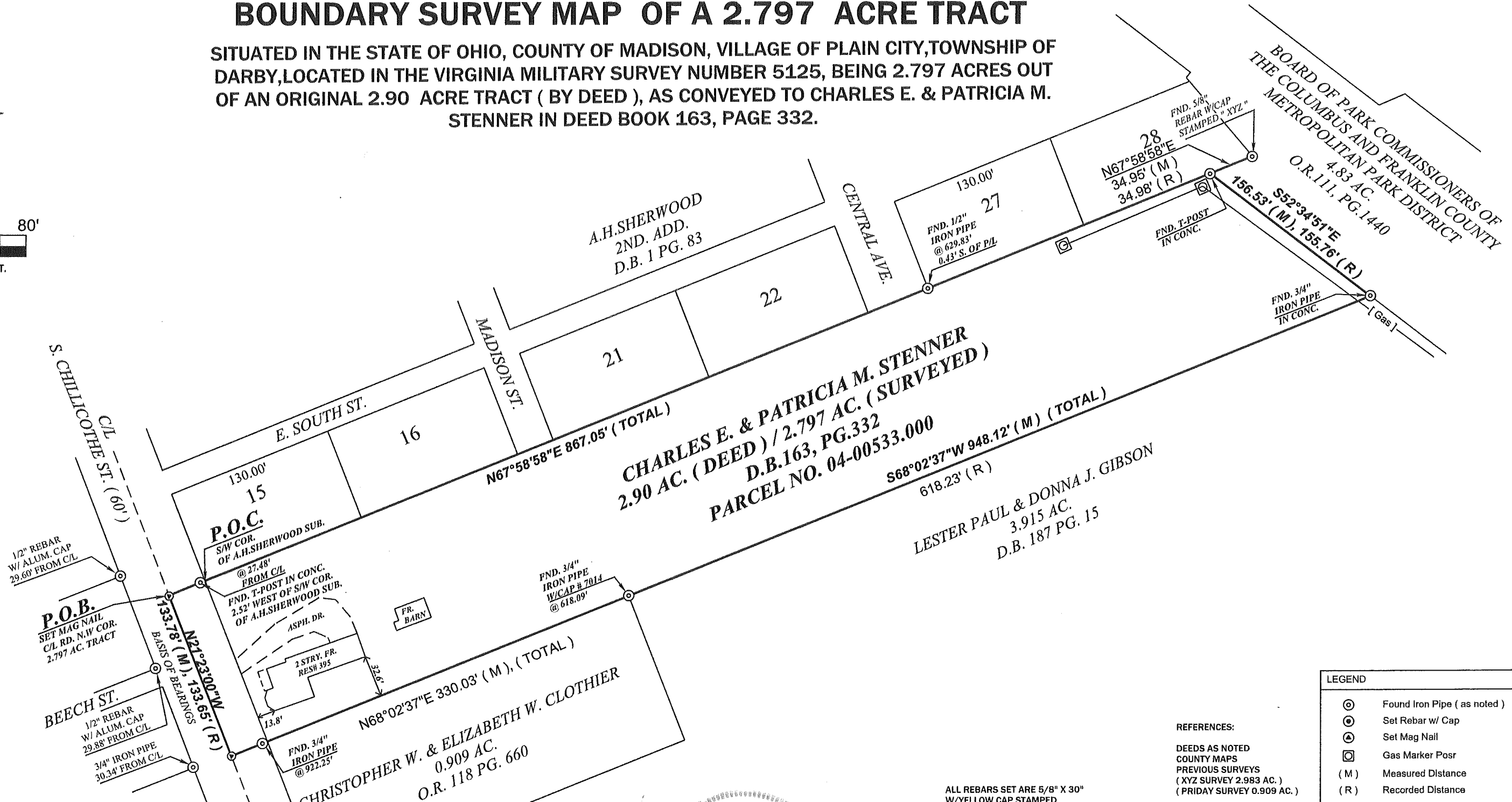


BOUNDARY SURVEY MAP OF A 2.797 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF PLAIN CITY, TOWNSHIP OF DARBY, LOCATED IN THE VIRGINIA MILITARY SURVEY NUMBER 5125, BEING 2.797 ACRES OUT OF AN ORIGINAL 2.90 ACRE TRACT (BY DEED), AS CONVEYED TO CHARLES E. & PATRICIA M. STENNER IN DEED BOOK 163, PAGE 332.



0 80'
1 INCH = 80 FT.



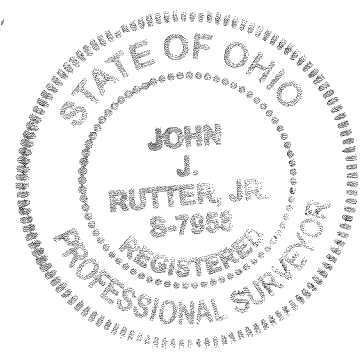
I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE

REGISTERED SURVEYOR NO. 7958
JOHN J. RUTTER JR.

NOVEMBER 5, 2013

John J. Rutter Jr.

Nov 05, 2013



ALL REBARS SET ARE 5/8" X 30" W/YELLOW CAP STAMPED RUTTER PS 7958

BASIS OF BEARINGS:
THE CENTER OF CHILLOCOthe ST. WHICH BEARS N21°23'00"W. AS SHOWN ON 0.909 AC. PRIDAY SURVEY IN MARCH 2006.

FILE NAME 500-007A.TRV		
SCALE 80 FT/in	DATE 11-6-2013	DRAWN BY J.J.R.
JOB 500-007	REVISION 1/1	SHEET 1/1

This map drawn with TRAVERSE PC, Software

LEGEND	
	Found Iron Pipe (as noted)
	Set Rebar w/ Cap
	Set Mag Nail
	Gas Marker Posr
(M)	Measured Distance
(R)	Recorded Distance

REFERENCES:
DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS
(XYZ SURVEY 2.983 AC.)
(PRIDAY SURVEY 0.909 AC.)



OFFICE: 614-766-4000
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www.ackisonsurveying.com

Legal Description of a 2.797 Acre Tract

Situated in the State of Ohio, County of Madison, Village of Plain City, Township of Darby, Located in the Virginia Military Survey Number 5125, being part of a 2.90 Acre Tract (by Deed),as conveyed to Charles E.& Patricia M. Stenner in Deed Book 163, PG. 332, Parcel No. 04-00533.000, hereon referred to as Grantor, (all record's herein are from the Recorder's Office, Madison County, Ohio) and being more particularly described as follows:

Commencing for reference at a Set Mag Nail, said Mag Nail being in the centerline of South Chillicothe Street and being at the Grantor's northwesterly corner, said Mag Nail being South 67°58'58" West, a distance of 30.00 feet from the southwesterly corner of A.H. Sherwood Subdivision 2nd Addition as recorded in Plat Book 1, Page 83, said Set Mag Nail being at the TRUE POINT OF BEGINNING for the 2.797 Acre Tract hereon described;

Thence northeasterly leaving the centerline of said South Chillicothe Street, with the Grantor's northerly line and the southerly line of said A.H. Sherwood Subdivision 2nd Addition, North 67°58'58" East, passing a Found Iron T-Post set in concrete at a distance of 27.48 feet, also passing a 1/2" Iron Pipe at a distance of 629.83 feet said Iron Pipe being 0.43 feet South of line, for a total distance of 867.05 feet to a Found Iron T-Post set in concrete, said T-Post being at the Grantor's northeasterly corner and on the westerly line of a 4.83 Acre Tract as conveyed to Board of Parrks Commissioners of the Columbus and Franklin County Metropolitan Park District in Official Record 111, Page 1440;

Thence southeasterly leaving the northerly line of said A.H. Sherwood Subdivision 2nd Addition, and with the westerly line of said 4.83 Acre Board of Park Commissioners Tract, and the Grantor's easterly line, South 52°34'51" East, a distance of 156.53 feet to a Found 3/4" Iron Pipe set in Concrete, said Found Iron Pipe being on the westerly line of said 4.83 Acre Board of Park Commissioners Tract, also being at the northeasterly corner of a 3.915 Acre Tract as conveyed to Lester Paul and Donna J. Gibson in Deed Book 187, Page 15, and at the Grantor's southeasterly corner;

Thence southwesterly with the northerly line of said 3.915 Acre Gibson Tract and the Grantor's southerly line, South 68°02'37" West, passing a Found 3/4" Iron Pipe w/Cap stamped 7014 at a distance of 618.09 feet, said Found Iron Pipe being at the northwesterly corner of said 3.915 Acre Gibson Tract and the northeasterly corner of a 0.909 Acre Tract as conveyed to Christopher W. and Elizabeth W. Clothier in Official Record 118, Page 660, also passing a Found 3/4" Iron Pipe at a distance of 922.25 feet for a total distance of 948.12 feet to a Set Mag Nail, said Set Mag Nail being in the centerline of said South Chillicothe Street and at the Grantor's southwesterly corner;

Thence northwesterly with the centerline of said South Chillicothe Street, North 21°23'00" West, a distance of 133.78 feet to the TRUE POINT OF BEGINNING and containing 2.797 Acres.

Subject to all easements, rights-of-ways or restrictions of record.

This description was prepared from an actual field Survey of the premises in November of 2013. And a Plat of Survey is attached hereto and made a part hereof.

All Rebar's Set are 5/8" x 30" w/yellow Plastic Cap Stamped Rutter PS 7958.

Basis of Bearings is the Centerline of South Chillicothe Street ,which bears North 21°23'00" West. And is used to denote angles only.

John J. Rutter Jr. P.S. 7958 November 05, 2013

John J. Rutter Jr. *Nov 05 2013*

614-679-0590

