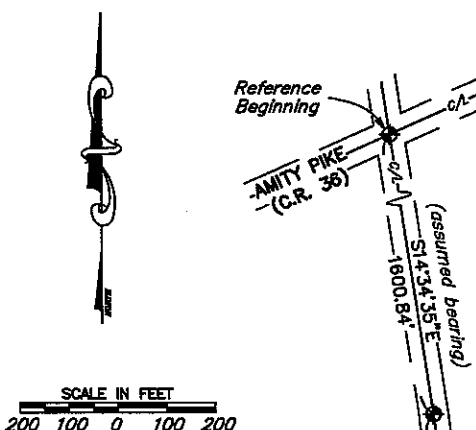


**PLAT OF SURVEY**

STATE OF OHIO  
 COUNTY OF MADISON  
 TOWNSHIP OF CANAAN  
 V.M.S. 1187



Reference Beginning  
 AMITY PIKE  
 (C.R. 38)

(assumed bearing)  
 1800.84'  
 S14°34'35"E  
 910.53'  
 S12°59'52"E  
 1018.52'  
 S11°25'18"E  
 SMITH-CALHOUN ROAD  
 (T.R. 37, unknown width)

Steven L. Lamphear and  
 Laura A. Lamphear  
 25.5219 Acres,  
 Official Record 237, Page 802

Betty O. Roby, Hazel Patricia Roby  
 and Lisa Irene Roby  
 47.514 Acres,  
 Official Record 274, Page 905

Betty O. Roby, Hazel Patricia Roby  
 and Lisa Irene Roby  
 47.514 Acres,  
 Official Record 274, Page 905

Betty O. Roby, Hazel Patricia Roby  
 and Lisa Irene Roby  
 47 Acres  
 Official Record 274, Page 903

Don Whitmer and  
 Collette I. Whitmer  
 47.47 Acres, Tract II  
 Deed Record 228, Page 466

60.111 Acres  
 Tittica R. Mitchell  
 58 Acres and 35 Poles, Tract One  
 Official Record 192, Page 1894

Don Whitmer and Collette I. Whitmer  
 60 Acres and 1 rod and 35 poles  
 Deed Record 256, Page 37

John P. Leahy  
 26.394 Acres  
 Official Record 75, Page 208

Place of Beginning

- NOTES:**
- Reference deeds are shown hereon
  - Bearings indicated hereon are based on an assumed meridian with all others based on angles turned
- LEGEND:**
- ◆ Railroad spike found
  - 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
  - 3/4 inch iron pipe found
  - 8 inch wood corner post found

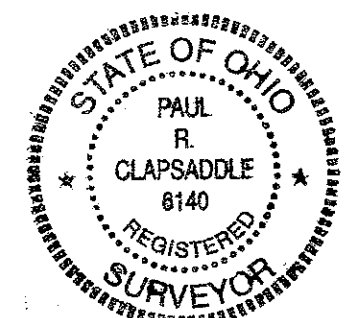
Date: May 29, 2012  
 Scale: 1"=200'  
 Project: Mitchell Tittica May 12  
 Drawing: Mitchell Tittica May 12

**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



## SURVEY DESCRIPTION

60.111 Acres

May 29, 2012

The following described 60.111 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 1187, being all of Tittica R. Mitchell's 58 acres and 35 poles Tract One described in Official Record 192, page 1894, and said 60.111 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Amity Pike (County Road 36) with the centerline of Smith-Calhoun Road (Township Road 37, unknown right of way width);

Thence South  $14^{\circ}34'35''$  East (assumed bearing) 1600.84 feet, following the centerline of Smith-Calhoun Road to a railroad spike found at an angle point in the centerline of said road;

Thence South  $12^{\circ}59'52''$  East 910.53 feet, following the centerline of Smith-Calhoun Road to a railroad spike found at an angle point in the centerline of said road;

Thence South  $11^{\circ}25'18''$  East 1018.52 feet, following the centerline of Smith-Calhoun Road to a railroad spike found at an angle point in the centerline of said road, at a southwest corner of Betty O. Roby, Hazel Patricia Roby, and Lisa Irene Roby's 47.514 acre tract described in Official Record 274, page 905, and at the northwest corner of John P. Leahy's 26.394 acre tract described in Official Record 75, page 208;

Thence North  $57^{\circ}49'11''$  East 751.31 feet, departing from the centerline of Smith-Calhoun Road, following the northwest line of said 26.394 acre tract and a southeast line of said 47.514 acre tract, to an iron pin set at the west corner of said 58 acres and 35 poles tract, said iron pin marking the *place of beginning*;

Thence *North  $58^{\circ}54'24''$  East 2309.76 feet*, following the northwest line of said 58 acres and 35 poles tract and the southeast line of said 47.514 acre tract, to a  $\frac{3}{4}$  inch iron pipe found in the west line of Betty O. Roby, Hazel Patricia Roby, and Lisa Irene Roby's 47 acre tract described in Official Record 274, page 903;

Thence *South  $32^{\circ}01'15''$  East 1135.09 feet*, following the northeast line of said 58 acres and 35 poles tract and the southwest line of said 47 acre tract, passing at 607.11 feet a  $\frac{3}{4}$  inch iron pipe found at the west corner of Don Whitmer and Collette I. Whitmer's 47.47 acre Tract II described in Deed Record 228, page 466, thereafter following the southwest line of said 47.47 acre tract, and passing at 1133.09 feet an iron pin set, to an 8 inch wood corner post found at the north corner of Don Whitmer and Collette I. Whitmer's 60 acres, 1 rod, and 35 poles tract described in Deed Record 256, page 37;

Thence *South  $58^{\circ}42'54''$  West 2288.79 feet*, following the southeast line of said 58 acres and 35 poles tract and the northwest line of said 60 acres, 1 rod, and 35 poles tract, passing at 2.00 feet an iron pin set, to an iron pin set in the northeast line of said 26.394 acre tract;

Thence *North  $33^{\circ}03'59''$  West 1143.27 feet*, following a southwest line of said 58 acres and 35 poles tract and the northeast line of said 26.394 acre tract, to the *place of beginning, containing 60.111 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 2012. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are  $\frac{5}{8}$  inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST: Paul R. Clapsaddle  
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road, Marysville, Ohio 43040, (937) 747-2599

