

SURVEY FOR TRAVIS AND CANDACE POTTS





STATE OF OHIO, COUNTY OF MADISON
TOWNSHIP OF UNION, V.M.S. 4387

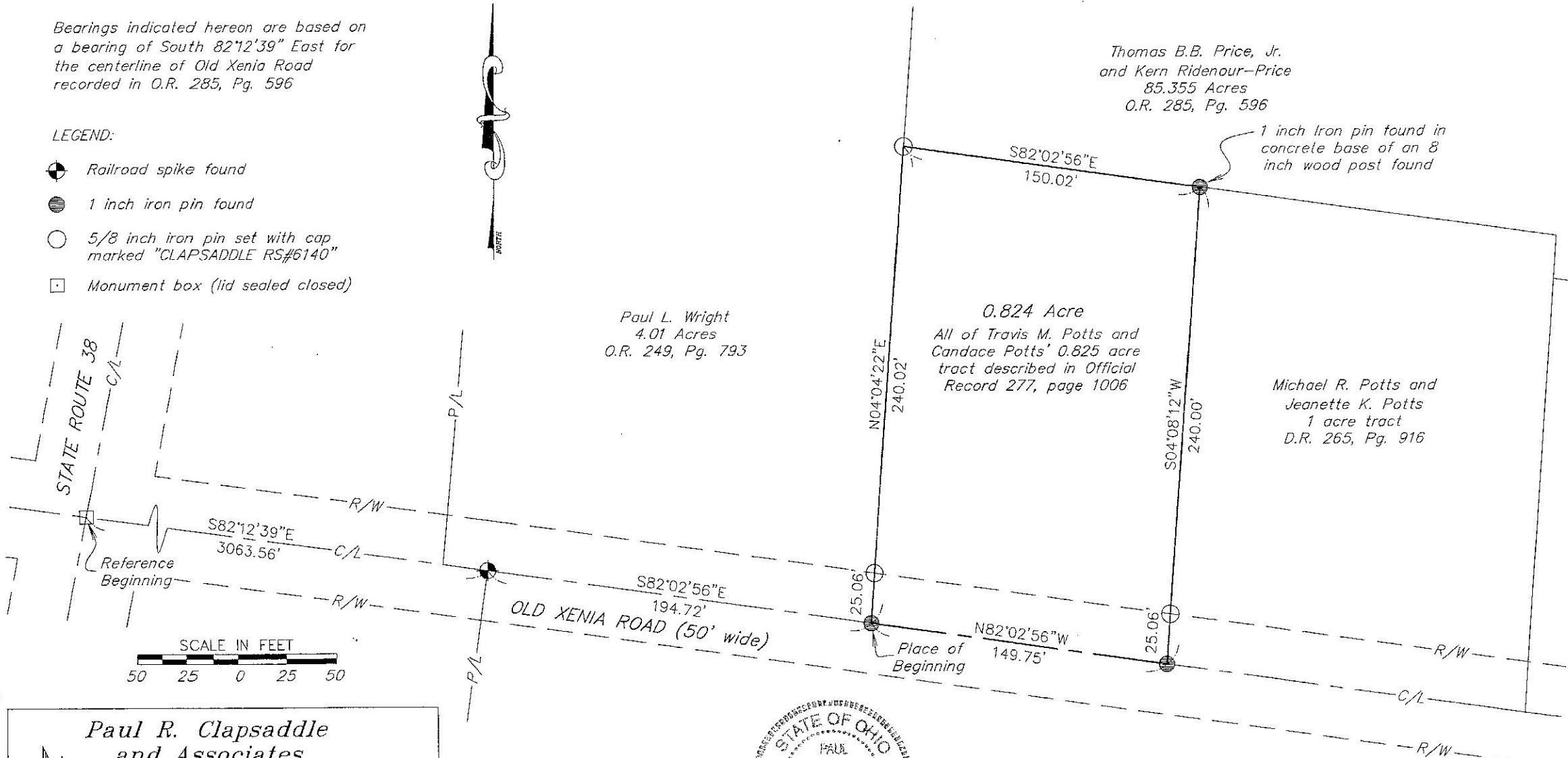
NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on a bearing of South 82°12'39" East for the centerline of Old Xenia Road recorded in O.R. 285, Pg. 596

LEGEND:

-  Railroad spike found
-  1 inch iron pin found
-  5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
-  Monument box (lid sealed closed)



**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.

Date: November 26, 2013
Scale: 1"=50'
Project: PottsT&CNov13
Drawing: PottsT&CNov13



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
TRAVIS AND CANDACE POTTS
0.824 Acre
November 26, 2013**

The following described 0.824 acre tract of land is situated in the State of Ohio, County of Madison, Township of Union, V.M.S. 4387, being all of Travis M. Potts and Candace Potts' 0.825 acre Parcel # 29-00591.000 described in Official Record 277, page 1006 (address 230 Old Xenia Rd.), and said 0.824 acre tract being more particularly described as follows:

Beginning for reference at a monument box found at the intersection of the centerline of State Route 38 with the centerline of Old Xenia Road (50 feet wide);

Thence South $82^{\circ}12'39''$ East 3063.56 feet, following the centerline of Old Xenia Road to a railroad spike found at an angle point in the centerline of Old Xenia Road;

Thence South $82^{\circ}02'56''$ East 194.72 feet, following the centerline of Old Xenia Road, to a 1 inch iron pin found at the southwest corner of said 0.825 acre tract and at the southeast corner of Paul L. Wright's 4.01 acre tract described in Official Record 249, page 793, said iron pin marking the *place of beginning*;

Thence *North $04^{\circ}04'22''$ East 240.02 feet*, departing from the centerline of Old Xenia Road, following the west line of said 0.825 acre tract and the east line of said 4.01 acre tract, passing at 25.06 feet an iron pin set, to an iron pin set at a southwest corner of Thomas B.B. Price, Jr. and Kern Ridenour-Price's 85.355 acre tract described in Official Record 285, page 596;

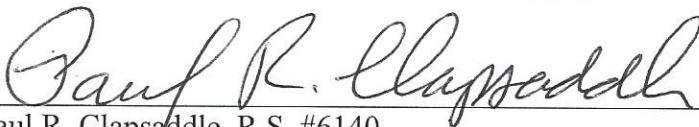
Thence *South $82^{\circ}02'56''$ East 150.02 feet*, following the north line of said 0.825 acre tract and a south line of said 85.355 acre tract, to a 1 inch iron pin found at the northwest corner of Michael R. Potts and Jeanette K. Potts' 1 acre tract described in Deed Record 265, page 916;

Thence *South $04^{\circ}08'12''$ West 240.00 feet*, following the east line of said 0.825 acre tract and the west line of said 1 acre tract, passing at 214.94 feet an iron pin set, to a 1 inch iron pin found in the centerline of Old Xenia Road;

Thence *North $82^{\circ}02'56''$ West 149.75 feet*, following the centerline of Old Xenia Road and the south line of said 0.825 acre tract, to the *place of beginning, containing 0.824 acre*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of November 2013. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS 6140." Bearings indicated herein are based on a bearing of South $82^{\circ}12'39''$ East for the centerline of Old Xenia Road as recorded in O.R. 285, page 596.

ATTEST:



Paul R. Clapsaddle, R.S. #6140
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(937) 747-2599

