

PLAT OF SURVEY FOR JOHN LEAHY

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

AMITY PIKE
 (C.R. 36)

Reference
 Beginning
 GPS Coordinates
 Northing 755275.1925
 Easting 1759799.486

NOTES:

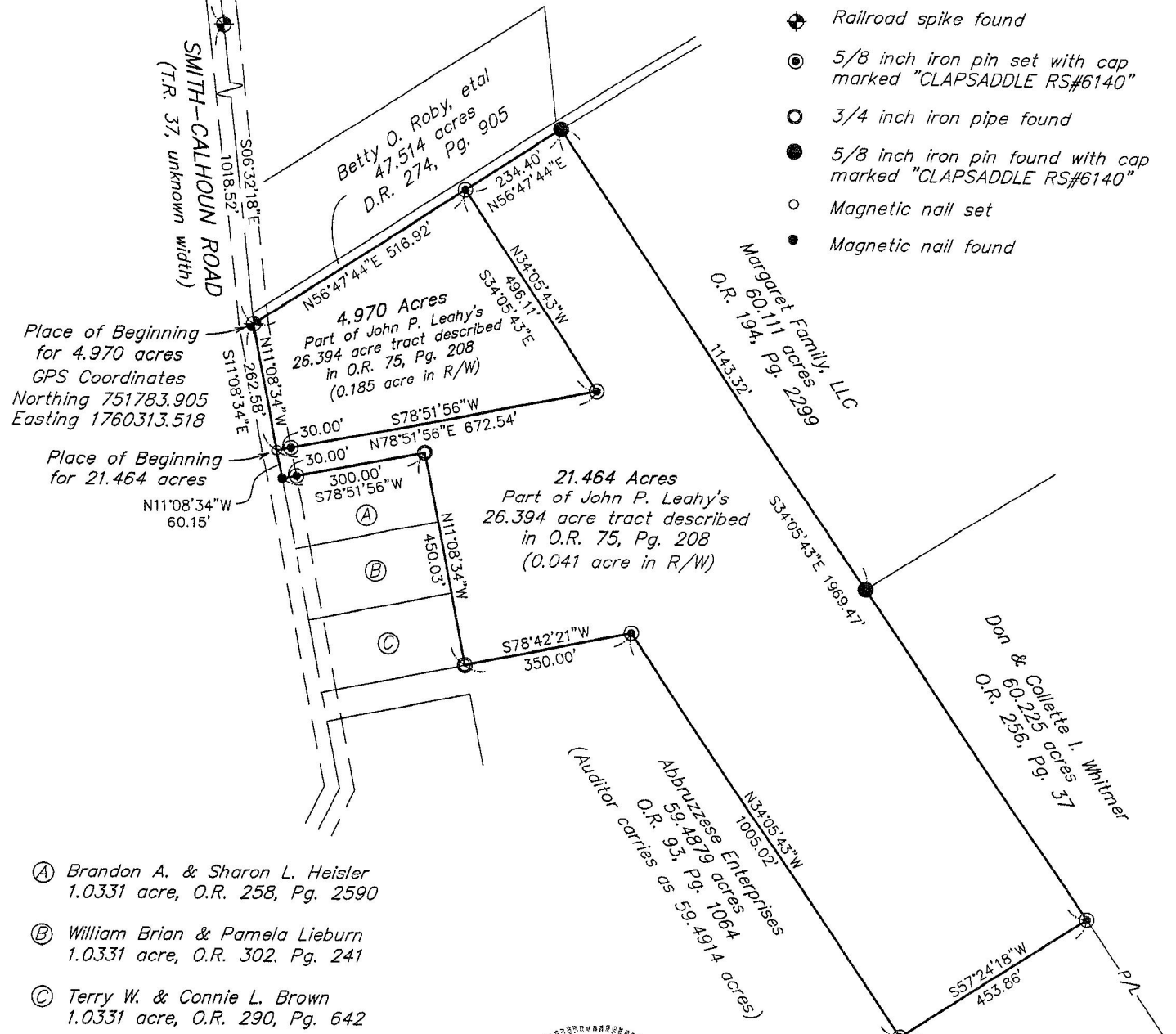
Reference deeds are shown hereon

Bearings are based on State Plane
 Coordinates South Zone, NAD83_NO_
 TRANS GEOD12A and are for angular
 purposes only.

26.394 acres, Parcel No. 01-00212.006

LEGEND:

- ⊕ Railroad spike found
- ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 3/4 inch iron pipe found
- 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140"
- Magnetic nail set
- Magnetic nail found



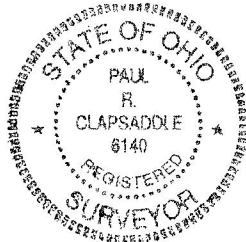
Place of Beginning
 for 4.970 acres
 GPS Coordinates
 Northing 751783.905
 Easting 1760313.518

Place of Beginning
 for 21.464 acres
 N11°08'34"W
 60.15'

- Ⓐ Brandon A. & Sharon L. Heisler
 1.0331 acre, O.R. 258, Pg. 2590
- Ⓑ William Brian & Pamela Lieburn
 1.0331 acre, O.R. 302, Pg. 241
- Ⓒ Terry W. & Connie L. Brown
 1.0331 acre, O.R. 290, Pg. 642



Date: June 8, 2015 Project: LeahyJ0415
 Scale: 1"=250' Drawing: LeahyJ0415



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

**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.

**SURVEY DESCRIPTION
FOR JOHN LEAHY
4.970 Acres
June 8, 2015**

The following described 4.970 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 1187, being part of John P. Leahy's 26.394 acre tract described in Official Record 75, page 208 (Parcel No. 01-00212.006), and said 4.970 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 $09^{\circ}41'35''$ East 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 $08^{\circ}06'53''$ 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 $06^{\circ}32'18''$ 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, etal's 47.514 acre tract described in Deed Record 274, page 905, and at the northwest corner of said 26.394 acre tract, said railroad spike marking the *place of beginning*;

Thence *North $56^{\circ}47'44''$ East 516.92 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;

Thence *South $34^{\circ}05'43''$ East 496.11 feet*, entering said 26.394 acre tract, to an iron pin set;

Thence *South $78^{\circ}51'56''$ West 672.54 feet*, continuing through said 29.394 acre tract and passing at 642.54 feet an iron pin set, to a magnetic nail set in the centerline of Smith-Calhoun Road and in the west line of said 26.394 acre tract;

Thence *North $11^{\circ}08'34''$ West 262.58 feet*, following the centerline of said Road and the west line of said 26.394 acre tract, to the *place of beginning, containing 4.970 acres*, more or less, and being subject to all valid easements and restrictions of record.

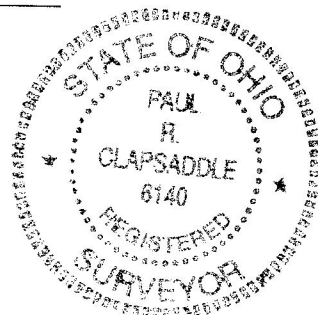
Of the above described 4.970 acre tract, 0.185 acre is within the right of way of Smith-Calhoun Road.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of June 2015. Bearings are based on State Plane Coordinates South Zone, NAD83_NO_TRANS GEOID12A and are for angular purposes only. 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 DESCRIPTION

FOR JOHN LEAHY

21.464 Acres

June 8, 2015

The following described 21.464 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 1187, being part of John P. Leahy's 26.394 acre tract described in Official Record 75, page 208 (Parcel No. 01-00212.006), and said 21.464 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 $09^{\circ}41'35''$ East 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 $08^{\circ}06'53''$ 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 $06^{\circ}32'18''$ 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, et al's 47.514 acre tract described in Deed Record 274, page 905, and at the northwest corner of said 26.394 acre tract;

Thence South $11^{\circ}08'34''$ East 262.58 feet, following the centerline of said Road and the west line of said 26.394 acre tract, to a magnetic nail set and marking the *place of beginning*;

Thence *North $78^{\circ}51'56''$ East 672.54 feet*, departing from the centerline of said Road and entering said 26.394 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set;

Thence *North $34^{\circ}05'43''$ West 496.11 feet*, continuing through said 26.394 acre tract, to an iron pin set in the southeast line of said 47.514 acre tract and in the northwest line of said 26.394 acre tract;

Thence *North $56^{\circ}47'44''$ East 234.40 feet*, following the northwest line of said 26.394 acre tract and the southeast line of said 47.514 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS6140" at the west corner of Margaret Family, LLC's 60.111 acre tract described in Official Record 194, page 2299;

Thence *South $34^{\circ}05'43''$ East 1969.47 feet*, following the northeast line of said 26.394 acre tract and the southwest line of said 60.111 acre tract, passing at 1143.32 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS6140" at the west corner of Don and Collette I. Whitmer's 60.225 acre tract described in Official Record 256, page 37, thereafter following the

southwest line of said 60.225 acre tract, to an iron pin set at the southeast corner of said 26.394 acre tract and at a north corner of Abbruzzese Enterprises' 59.4879 acre tract described in Official Record 93, page 1064 (Auditor carries as 59.4914 acres);

Thence **South 57°24'18" West 453.86 feet**, following a southeast line of said 26.394 acre tract and a northwest line of said 59.4879 acre tract, to an iron pin set;

Thence **North 34°05'43" West 1005.02 feet**, following a southwest line of said 26.394 acre tract and a northeast line of said 59.4879 acre tract, to an iron pin set;

Thence **South 78°42'21" West 350.00 feet**, following a south line of said 26.394 acre tract and a north line of said 59.4879 acre tract, to a ¾ inch iron pipe found at the southeast corner of Terry W. and Connie L. Brown's 1.0331 acre tract described in Official Record 290, page 642;

Thence **North 11°08'34" West 450.03 feet**, following a west line of said 26.394 acre tract and the east line of said Brown's 1.0331 acre tract, also following the east line of William Brian and Pamela Lieburn's 1.0331 acre tract described in Official Record 302, page 241, and following the east line of Brandon A. and Sharon L. Heisler's 1.0331 acre tract described in Official Record 258, page 2590, to a ¾ inch iron pipe found;

Thence **South 78°51'56" West 300.00 feet**, following a south line of said 26.394 acre tract and the north line of said Heisler's 1.0331 acre tract, passing at 270.00 feet an iron pin set, to a magnetic nail found in the centerline of Smith-Calhoun Road;

Thence **North 11°08'34" West 60.15 feet**, following the centerline of said Road and the west line of said 26.394 acre tract, to the **place of beginning, containing 21.464 acres**, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 21.464 acre tract, 0.041 acre is within the right of way of Smith-Calhoun Road.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of June 2015. Bearings are based on State Plane Coordinates South Zone, NAD83_NO_TRANS GEOID12A and are for angular purposes only. 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

