

# PLAT OF SURVEY FOR EARL & REBECCA OSBORNE

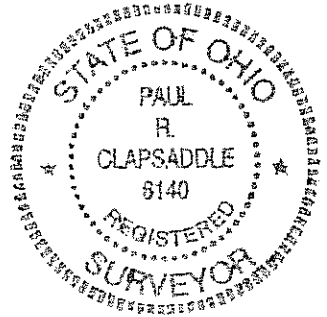
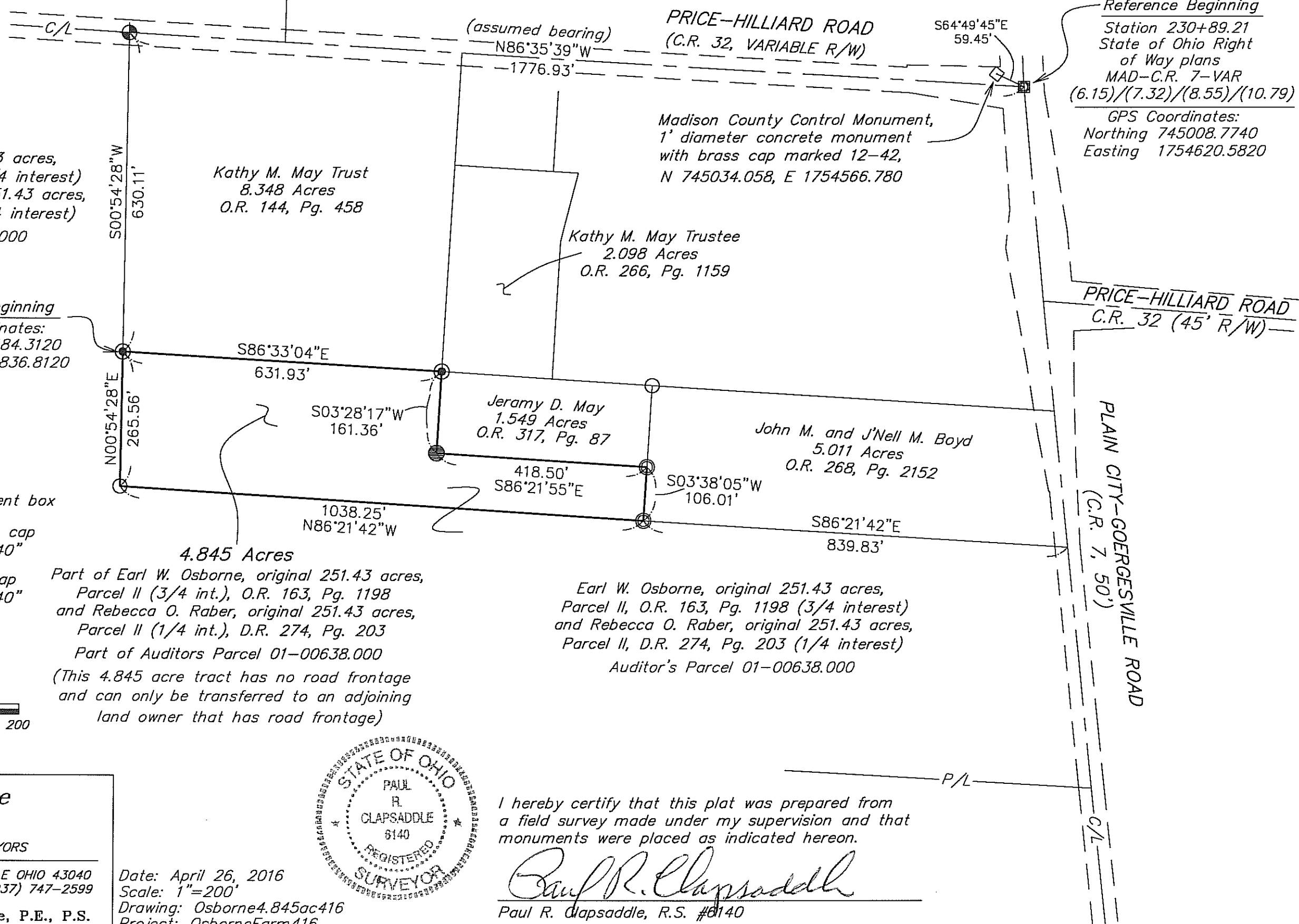
STATE OF OHIO  
COUNTY OF MADISON  
TOWNSHIP OF CANAAN  
V.M.S. 12746

Earl W. Osborne, original 251.43 acres,  
Parcel II, O.R. 163, Pg. 1198 (3/4 interest)  
and Rebecca O. Raber, original 251.43 acres,  
Parcel II, D.R. 274, Pg. 203 (1/4 interest)  
Auditor's Parcel 01-00638.000

Place of Beginning  
GPS Coordinates:  
Northing 744484.3120  
Easting 1752836.8120

**LEGEND:**

- 1 Inch iron pipe found
- 5/8 inch iron pin found
- Brass plate inside a monument box
- 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140"
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- ⊕ Railroad spike found



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

Date: April 26, 2016  
Scale: 1"=200'  
Drawing: Osborne4.845ac416  
Project: OsborneFarm416

**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 FOR EARL OSBORNE**  
**4.845 Acres, April 26, 2016**

The following described 4.845 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 12746, being part of the remainder of Earl W. Osborne's original 251.43 acre Parcel II (3/4 interest) described in Official Record 163, page 1198 (Parcel No. 01-00638.000), and part of the remainder of Rebecca O. Raber's original 251.43 acres Parcel II (1/4 interest) described in Deed Record 274, page 203 (Parcel No. 01-00638.000), and said 4.845 acre tract being more particularly described as follows:

Beginning for reference at a brass plate in a monument box found at the northern most intersection of the centerline of Price-Hilliard Road (variable right of way width) with the centerline of Plain City-Georgesville Road (County Road 7, variable right of way width), said brass plat being South 64°49'45" East 59.45 feet from Madison County Control Monument 12-42 (1' diameter concrete monument with brass cap marked 12-42);

Thence North 86°35'39" West (assumed bearing) 1776.93 feet, following the centerline of Price-Hilliard Road to a railroad spike found at a northeast corner of a remainder of said original 251.43 acre tract and at the northwest corner of Kathy M. May Trust's 8.348 acre tract described in Official Record 144, page 458;

Thence South 0°54'28" West 630.11 feet, departing from the centerline of Price-Hilliard Road, following an east line of the remainder of said original 251.43 acre tract and the west line of said 8.348 acre tract, to a 1 inch iron pipe found and marking the *place of beginning*;

Thence *South 86°33'04" East 631.93 feet*, following a north line of the remainder of said original 251.43 acre tract and the south line of said 8.348 acre tract, to a 1 inch iron pipe found at the southwest corner of Kathy M. May Trust's 2.098 acre tract described in Official Record 266, page 1159, and at the northwest corner of Jeramy D. May's 1.549 acre tract described in Official Record 317, page 87;

Thence *South 3°28'17" West 161.36 feet*, following an east line of the remainder of said original 251.43 acre tract and the west line of said 1.549 acre tract, to a 5/8 inch iron pin found;

Thence *South 86°21'55" East 418.50 feet*, following a north line of the remainder of said original 251.43 acre tract and a south line of said 1.549 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140" in the west line of John M. and J'Nell M. Boyd's 5.011 acre tract described in Official Record 268, page 2152;

Thence *South 3°38'05" West 106.01 feet*, following an east line of the remainder of said original 251.43 acre tract and the west line of said 5.011 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140";

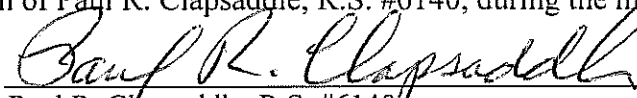
Thence *North 86°21'42" West 1038.25 feet*, entering the remainder of said original 251.43 acre tract, to an iron pin set with cap marked "CLAPSADDLE RS #6140";

Thence *North 00°54'28" East 265.56 feet*, continuing through the remainder of said original 251.43 acre tract, to the *place of beginning, containing 4.845 acres*, more or less, and being subject to all valid easements and restrictions of record.

The above described 4.845 acre tract has no road frontage and can only be attached to an adjoining land owner that has road frontage.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, R.S. #6140, during the month of April 26, 2016.

ATTEST:

  
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road, Marysville, Ohio, 43030  
(937) 747-2599

