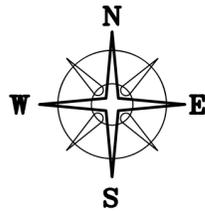


BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/02/15
WGS 1984 GEODETIC NORTH.



RYAN N ASH
OR 298 P 2468
0.233 AC

LOT #3

LOT #4

0.4125± ACRES

S 88°36'43" E 99.00'

③
0.1811± ACRES

①
0.1515± ACRES

LOT #5

③
0.0218± ACRES

③ ④
0.0028± ACRES

DEED OVERLAP ③

④ ⑤
0.0296± ACRES

⑥
0.0170± ACRES

⑦
0.0170± ACRES

0.3625± ACRES

⑤
0.1426± ACRES

②
0.1515± ACRES

LOT #6

CARL R & DELMAR L
NOLAND
DB 288 P 679
0.1 AC

DELMAR L NOLAND
DB 288 P 679
LOT 7

LOT #7

LOT #8

PLAIN CITY-GEORGESVILLE ROAD (CR-17) (60' R/W)

N=753323.69'
E=1758173.83'

POB

DEED REFERENCE

VIRGINIA E AVON
OR 288 P 968

- ① LOT 5 01-00116.000 FIRST TRACT
- ② 25' OFF S. SIDE LOT 4 01-00115.000 FIRST TRACT
- ③ 99'X105.85'=10,480 SF 01-00114.000 SECOND TRACT

THOMAS W COLE
DB 294 P 289

- ④ LOT 6 01-00079.000
- ⑤ 77.88'X88.44'=6,888 SF 01-00079.000

TOWN OF AMITY
PLAT BOOK 1 PG. 7

VIRGINIA E AVON
OR ___ P ___

- ⑥ N. 1/2 VACATED ALLEY

THOMAS W COLE
OR ___ P ___

- ⑦ S. 1/2 VACATED ALLEY

VACATED ALLEY

COMMISSIONER'S JOURNAL ___ PG. ___

LEGEND

- 3/4" Ø IRON PIPE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "PATRIDGE SURVEYING" (FOUND)
- △ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS 7759" (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

DATE: 11/06/15

COTTRILL SURVEYING LLC

8256 S.R. 207 N.E. MT.STERLING, OHIO 43143 PH. (740) 869-3811

**0.4125± & 0.3625± ACRES, VMS 9530,
VILLAGE OF AMITY, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR VIRGINIA AVON**

DATE DRAWN:
11/02/15
JOB # S150812

SCALE : 1" = 20'



CREW: MW
DWN. BY: MW, NC
CK. BY: _____

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

0.3625 Acre Tract Surveyed for Virginia Avon

The following described 0.3625 acre tract is situated in the State of Ohio, Madison County, Canaan Township, Village of Amity, VMS 9530, being all of Lot 6 (01-00079.000) (Town of Amity as recorded in Plat Book 1 page 7) and part of a 6888 ft.² lot (01-00079.000) both tracts conveyed to Thomas W Cole by Deed Book 294 page 289, , also all of the south 1/2 of a vacated alley between Lots 5 and 6 of said town as recorded in the Commissioners Journal _____ page _____ and conveyed to Thomas W Cole by Official Record _____ page _____, and part of a 10,480 ft.² lot (01-00114.000)(Second Tract) conveyed to Virginia E Avon by Official Record 288 page 968, and being more particularly described as follows:

Beginning at an iron pin and cap set in the west line of Plain City-Georgesville Road (County Road 17)(60 feet wide) at the northeast corner of the south 1/2 of said vacated alley also being the southeast corner of the north 1/2 of said vacated alley conveyed to Virginia E Avon by Official Record ____ page ____;

Thence, with the west line of said Plain City-Georgesville Road, **South 01° 32' 44" West**, passing the northeast corner of said Lot 6 at 7.50 feet, a total distance of **74.13 feet** to an iron pin and cap set at the northeast corner of lot 7 of said Village of Amity;

Thence, with the line between said Lots 6 & 7, **North 88° 41' 14" West**, passing the northeast corner of a 0.1 acre tract conveyed to Carl R and Delmer L Nolan by Deed Book 288 page 679 at 99.00 feet, a total distance of **191.46 feet** to an iron pin and cap set in the east line of an 84.3638 acre tract conveyed to Norman M and Donald L Dolder by Official Record 195 page 1133;

Thence, with the east line of said 84.3638 acre tract, **North 00° 29' 15" East**, passing the southwest corner of said 10,480 ft.² lot at 66.75 feet, also passing the northwest corner of said 6888 ft.² tract at 81.77 feet, a total distance of **95.07 feet** to an iron pin and cap set;

Thence, with a new line across said 10,480 ft.² lot, the following two courses:

- 1) **South 87° 00' 42" East** a distance of **77.88 feet** to an iron pin and cap set
- 2) **South 00° 16' 23" West**, passing the north line of said 6888 ft.² lot at 11.08 feet, a total distance of **18.59 feet** to an iron pin and cap set;

Thence, with a new line across said 10,480 ft.² lot and said 6,888 ft.² lot, **South 88° 38' 57" East**, passing the west line of said vacated alley at 15.95 feet, a total distance of **114.95 feet** returning to the point of beginning containing **0.3625 Acres** more or less, of which 0.1515 acres more or less is all of said Lot 6, 0.0170 acres more or less is all of the south 1/2 of said vacated alley, 0.1426 acres more or less is part of said 6888 ft.² lot, 0.0296 acres more or less is part of said 6888 ft.² lot and said 10,480 ft.² lot, and 0.0218 acres more or less is part of said 10,480 ft.² lot.

Bearings are based on a GPS observation on 11/02/15, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 6, 2015 by James R. Cottrill registration #6858. (Job #S150812-0-4125AC)

James R. Cottrill, PS

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

0.4125 Acre Tract Surveyed for Virginia Avon

The following described 0.4125 acre tract is situated in the State of Ohio, Madison County, Canaan Township, Village of Amity, VMS 9530, being all of Lot 5 (01-00116.000) (First Tract)(Town of Amity as recorded in Plat Book 1 page 7), 25 feet off the south side of Lot 4 (01-00115.000)(First Tract) , and part of a 10,480 ft.² lot (01-00114.000)(Second Tract) all three tracts conveyed to Virginia E Avon by Official Record 288 page 968, also all of the north 1/2 of a vacated alley between Lots 5 and 6 of said town as recorded in the Commissioners Journal _____ page _____ and conveyed to Virginia E Avon by Official Record _____ page _____, and part of a 6888 ft.² lot (01-00079.000) conveyed to Thomas W Cole by Deed Book 294 page 289, and being more particularly described as follows:

Beginning at an iron pin and cap set in the west line of Plain City-Georgesville Road (County Road 17)(60 feet wide) at the southeast corner of the north 1/2 of said vacated alley also being the northeast corner of the south 1/2 of said vacated alley conveyed to Thomas W Cole by Official Record ____ page ____;

Thence, with the centerline of said vacated alley, **North 88° 38' 57" West**, passing the east line of said 10,480 ft.² lot also being the east line of said 6888 ft.² lot (deed overlap) at 99.00 feet, a total distance of **114.95 feet** to an iron pin and cap set;

Thence, across said 10,480 ft.² and 6888 ft.² lots, **North 00° 16' 23" East** a distance of **18.59 feet** to an iron pin and cap set;

Thence, across said 10,480 ft.² lot, **North 87° 00' 42" West** a distance of **77.88 feet** to an iron pin and cap set in the east line of an 84.3638 acre tract conveyed to Norman M and Donald L Dolder by Official Record 195 page 1133;

Thence, with the east line of said 84.3638 acre tract, **North 00° 29' 15" East** a distance of **79.96 feet** to an iron pin and cap set at the southwest corner of a 0.233 acre tract conveyed to Ryan N Ash by Official Record 298 page 2468;

Thence, with the south line of said 0.233 acre tract, **South 88° 34' 57" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS 7759" found at 0.33 feet, also passing the west line of said lot 4 at 95.69 feet, a total distance of **194.69 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS 7759" found in the west line of said Plain City Georgesville Road;

Thence, with the west line of said Plain City Georgesville Road, **South 01° 32' 44" West**, passing the northeast corner of said Lot 5 at 26.41 feet, also passing the southeast corner of said Lot 5 at 93.04 feet, a total distance of **100.53 feet** returning to the point beginning containing **0.4125 Acres** more or less, of which 0.1515 acres more or less is all of said lot 5, 0.0601 acres more or less is all of the south 25 feet of said Lot 4, 0.1811 acres more or less is part of said 10,480 ft.² lot, 0.0028 acres more or less is part of said 10,480 ft.² lot and 6888 ft.² lot, and 0.0170 acres more or less is all of the said north 1/2 of said vacated alley.

Bearings are based on a GPS observation on 11/02/15, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any. All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 6, 2015 by James R. Cottrill registration #6858. (Job #S150812-0-4125AC)

James R. Cottrill, PS