

PRICE-HILLIARDS ROAD

(CR 32) (50' R/W)

N 65°09'56" W
59.45'

POINT OF COMMENCEMENT

N=745034.05'
E=1754566.78'

PRICE-HILLIARDS ROAD (CR 32) (45' R/W)

PLAIN CITY GEORGESVILLE ROAD (CR 7) (50' R/W)

ILIJA & DANISE KARANFILOV
OR 277 PG 215
10.960 ACRES
01-00638.005

PIPE IS 0.14'
NORTH OF LINE
@477.31'

N 85°42'00" E 1117.14'

WOVEN WIRE FENCE
OFF LINE

N 85°42'00" E
13.17'

DEED REFERENCE

ALAN R & DONALD W MCDONALD
OR 48 PG 133
24.00 ACRES

TRACT 1
PARCEL NO. 01-00301.000

23.9708± ACRES

VMS 12746
VMS 5129

PIPE IS 0.19'
WEST OF LINE
@47.95'

TPOB

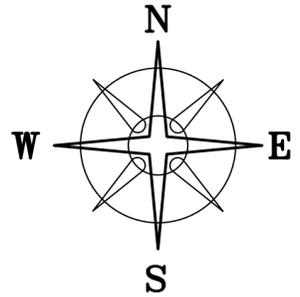
VMS 5129
VMS 8507

CANAAN TOWNSHIP CEMETERY

PIPE IS 0.27'
NORTH OF LINE
@650.70'

N 86°52'10" W 1280.95'

KENNETH SCRUGGS
OR 179 PG 613
35.359 ACRES
01-00398.000



BEARING BASED ON A GPS
OBSERVATION ON 09/14/16
WGS 1984 GEODETIC NORTH

REVISED 10/24/16

LEGEND

- MONUMENT BOX (FOUND)
- ▲ MADISON COUNTY MONUMENT 12-42
- 3/4" Ø IRON PIPE (FOUND)
- △ IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- MAG NAIL (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS#6140" (FOUND)

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

James R. Cottrill DATE: 09/16/16

COTTRILL SURVEYING, L.L.C.

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

**23.9708± ACRES,
VMS 5129 & 8507
CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DON McDONALD**

DATE DRAWN:
09/2016
JOB #
S160811

SCALE : 1" = 100'
100' 50' 0 100'

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

LOCATION MAP

NOT TO SCALE



COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

23.9708 Acre Tract *Surveyed for Don McDonald*

The following described 23.9708 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 5129 and 8507, being all of a 24.00 acre tract (Parcel No. 01-00301.000) (Tract 1) conveyed to Alan R and Donald W McDonald by Official Record 48 page 133, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Plain City-Georgesville Road (County Road 7) (50 feet right-of-way) and the west extension of Price-Hilliards Road (County Road 32) (50 feet right-of-way);

Thence, along the centerline of Plain City-Georgesville Road with the following three courses:

- 1) South 05° 41' 46" East a distance of 425.04 feet to a monument box found at the centerline intersection of Plain City-Georgesville Road in the east extension of Price-Hilliards Road (45 feet right-of-way);
- 2) South 06° 06' 09" East a distance of 965.28 feet to an iron pin found;
- 3) South 06° 20' 24" East a distance of 493.26 feet to an iron pin found at the southernmost corner of a 10.960 acre tract conveyed to Ilija and Danise Karanfilov by Official Record 277 page 215, said iron pin being the common corner between VMS 5129, 8507, and 12746, and being the **True Point of Beginning**;

Thence, along said 10.960 acre tract and with the line between VMS 5129 and 12746, **North 24° 39' 28" East**, passing a 3/4 inch diameter pipe found 0.19 feet west of said line at 47.95 feet, a total distance of **280.43 feet** to a 3/4 inch diameter pipe found;

Thence, leaving said VMS line and continuing with the south line of said 10.960 acre tract, **North 85° 42' 00" East**, passing a 3/4 inch diameter pipe found 0.14 feet north of said line at 477.31 feet, a total distance of **1117.14 feet** to a 5/8 inch diameter iron pin found at the northwest corner of a 35.359 acre tract conveyed to Kenneth Scruggs by Official Record 179 page 613;

Thence, along said 35.359 acre tract with the following two courses:

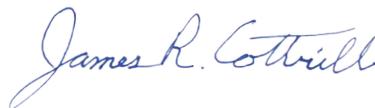
- 1) **South 06° 29' 52" East** a distance of **924.39 feet** to a 5/8 inch diameter iron pin found;
- 2) **North 86° 52' 10" West**, passing a 3/4 inch iron pipe found 0.27 feet north of said line at 650.70 feet, also passing a 5/8 inch diameter iron pin found at 1255.49 feet, a total distance of **1280.95 feet** to an iron pin found in the centerline of Plain City-Georgesville Road;

Thence, with the centerline of Plain City-Georgesville Road, **North 06° 19' 47" West** a distance of **513.00 feet** returning to the **True Point Beginning** containing **23.9708 acres** more or less, excepting a 0.3059 acre tract (cemetery) described separately.

Bearings are based on a GPS observation on September 14, 2016, 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.

This description is based on a field survey performed September 14, 2016 by James R. Cottrill, PS registration #6858. (Job #S160811-23-9708AC)



James R. Cottrill, PS