

Reference was made the following material: Tax Map, Aerial Photo, Surveys; CA-11D; 6A; & 20B, 34-02, 115-94, 99-92, 41-02, 34-06, 114-94, 12-05, 47-14, Canaan Rd. Map, Canaan VMS Map.

B.A. Honaker, 1.8586 Ac., O.R. 303; Pg. 2139

NORTH
Bearing Reference:
Survey Plat File CA-6A
Dated 1958
Scale in Feet
0 25 50 100 150

Continental Investment & Property Management
D.B. 265; Pg. 74, 32.869 Ac.
153.05'
N 56°~40'~06" E

T.D. DeHart, 6 Ac. & 17 Poles, D.B. 267; Pg. 69
N 54°~54'~07" E 250.53'
N 31°~18'~33" W 29.36'

N 87°~49'~18" E 487.35'
177.74'
309.61'
R=26.90'
(Tract 1: 1.835 Ac.)

Upwards Home Solutions, LLC
3.798 Acres
O.R. 329; Pg. 2515

(Tract 2: 1.963 Ac.)

The Place of Beginning

S 89°~19'~22" W 497.83'
G.E. Stewart, 30.6214 Ac, O.R. 297; Pg. 1835
S 89°~22'~22" W 309.49'
R=26.61'

5.00°~35'~00" E 262.50'

Plain City ~ Georgesville Road (Co. Rd. 7)
50' R/W

The foregoing Plat of Survey was prepared for Upwards Home Solutions, LLC, at the request of P.M. Title, LLC, by Jacques M. Glaze Land Surveying, LLC.

- ▲ Indicates Magnetic Survey Spike set
- Indicates Iron Pipe found
- ⊠ Indicates Timber Post found

I, the undersigned, hereby state the foregoing Plat of Survey was prepared from an actual field survey and to the best of my knowledge is true and correct.

Jacques M. Glaze

Jacques M. Glaze : Registered Surveyor 6817
4187 LaRue ~ Green Camp Road
Marion, Ohio 43302
Phone / Fax : 740.528.2336



Pt. of Commence (Frid. R.R. Spk.)

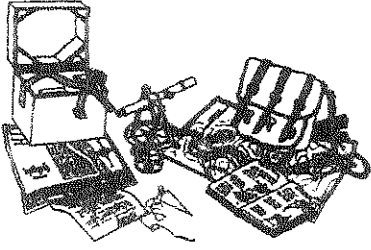
759.24'
782.40'
N 00°~11'~12" E N 00°~35'~00" W

Lucas Road (Co. Rd. 45)
60' R/W

Plat of Survey

3.798 Acres, Pt. V.M.S. 2681
Township of Canaan
County of Madison
State of Ohio

Date: Sept. 19th, 2017 Scale: 1"=80' Drawn: J.M.G.



Jacques M. Glaze
Land Surveying, LLC

4187 LaRue Green Camp Road
Marion, Ohio 43302
(740) 528.2336

SURVEY DESCRIPTION: 3.798 ACRES

PT. V.M.S. 2681, CANAAN TOWNSHIP, MADISON COUNTY, OHIO

ALSO KNOWN AS 4976 PLAIN CITY - GEORGESVILLE ROAD

Situated in the Township of Canaan, County of Madison, State of Ohio, being a Part of Virginia Military Survey #2681, and being more particularly bounded and described as follows:

Commencing at a Railroad Spike found at the intersecting Centerlines of Lucas Road (Co. Rd. 45) and Plain City – Georgesville Road (Co. Rd. 7), thence North $00^{\circ}\sim 11'\sim 12''$ East along and with the aforesaid Centerline of Plain City – Georgesville Road a distance of 782.40 feet to a Magnetic Survey Spike set; thence continuing along and with the Centerline of Plain City – Georgesville Road, North $00^{\circ}\sim 35'\sim 00''$ West a distance of 759.24 feet to a Magnetic Survey Spike set in an existing property corner, the Place of Beginning;

Thence South $89^{\circ}\sim 22'\sim 22''$ West along and with the north line of a 30.6214 acre tract deeded to G. E. Stewart via OR 297; Page 1835, passing over an iron pipe found at 26.61 feet, a distance of 309.49 feet to an iron pipe found in the south side of an existing maple tree ;

Thence continuing along and with the aforesaid North Line of Stewart, South $89^{\circ}\sim 19'\sim 22''$ West a distance of 497.83 feet to an iron pipe found in the Southeasterly line of a 32.869 acre tract deeded to Continental Investment & Property Management via DV 265; Page 74;

Thence North $56^{\circ}\sim 40'\sim 06''$ East along and with the aforesaid southeasterly line of Continental Investment & Property Management, a distance of 153.05 feet to an iron pipe found in the Southeast corner of the aforesaid Continental Investment & Property Management tract;

Thence North $31^{\circ}\sim 18'\sim 33''$ West along and with the northeasterly line of the aforesaid Continental Investment & Property Management tract , a distance of 29.36 feet to a Round Timber Post found in the southeasterly corner of a “6 acre and 17 poles” tract deeded to T. D. DeHart via DV 267; Page 69;

Survey Description: 3.798 Acres (continued)

Thence North $54^{\circ}\sim 54'\sim 07''$ East along and with the southeasterly property line of the aforesaid DeHart tract, a distance of 250.53 feet to an iron pipe found at the southwest corner of a 1.8586 acre tract of land deeded to B. A. Honaker via OR303; Page 2139;

Thence North $87^{\circ}\sim 49'\sim 18''$ East, along and with the south property line of the aforesaid Honaker tract, passing over iron pipes found at 177.74 feet, and 460.45 feet, a distance of 487.35 feet to a Magnetic Survey Spike set in the Centerline of the above mentioned Plain City – Georgesville Road;

Thence South $00^{\circ}\sim 35'\sim 00''$ East along and with the aforementioned Centerline of Plain City – Georgesville Road, a distance of 262.50 feet to the Place of Beginning;

Containing 3.798 Acres of land more or less, and subject to legal highways, easements, and restrictions of record. (being 1.835 acres in Tract 1, Parcel #01-00211-000, and 1.963 acres in Tract 2, Parcel #01-00210.000)

The foregoing description was prepared from an actual field survey completed on September 16th, 2017 by Jacques M. Glaze, Registered Surveyor #6817, and field assistant Michael R Taylor.

Bearing reference was taken from Survey Book CA-6A dated 1958, on file in the Madison County Tax Map Office, as shown by the accompanying Plat of Survey dated September 19th, 2017, and prepared by Jacques M. Glaze Land Surveying, LLC.

Prior Deed Reference: Official Record 329; Page 2515 on file in the Madison County Recorder's Office.



Jacques M. Glaze
09.20.2017