

Monument Box Found in the centerline intersection of Plain City-Georgesville Road & Price-Hilliard Road
 $N=744.955.47'$
 $E=1754659.18'$
 (SPC Ohio South Measured Using ODOT COARS VRS on NAD83(2011))

$S05^{\circ}37'23''E$ 965.28'
 (Survey 14-04)

$S05^{\circ}51'39''E$ 493.26'
 (Survey 14-04)

$S05^{\circ}51'01''E$ 513.00'
 (Survey 14-04)

PK Nail Found @ 60.83'

$S05^{\circ}45'02''E$ 438.63'

$\frac{3}{4}$ " Pipe Found Bent 0.27' Left at 26.50', from which a 1" Pipe Found Capped "R.I. Baker S-5539" (appears to be a traverse point) bears $N05^{\circ}39'47''W$ 5.52'

Robert A & Regina L Fisher
 13,990 Acres
 O.R. 292, PG 1454

Kenneth Scruggs
 35,359 Acres
 O.R. 179, PG 613

$\frac{1}{2}$ " Rod Found Capped "Baker S-5539" @ 461.96'

$\frac{1}{4}$ " Pipe Found @ 165.09'

$S86^{\circ}23'07''E$ 850.67'

$\frac{3}{8}$ " Rebar Found @ 824.74'

Iron Pin Set from which a 1" Pipe Found Capped "Baker S-5539" (appears to be a traverse point) bears $N00^{\circ}57'47''E$ 9.47'

$S82^{\circ}49'47''E$ 1422.11'

$N07^{\circ}15'43''E$ 462.09'

VMS 5129
 VMS 6962

East line follows the low watermark of the west side of Big Darby Creek

$S22^{\circ}51'23''W$ 1235.30'

40.576 Acres

Clarence L Maxwell
 59,541 Acres (Original)
 D.B. 259, PG 686
 Auditor No. 0100105000

Teddy Snyder, Jr.
 5,000 Acres
 O.R. 306, PG 17

$\frac{1}{2}$ " Rod Found @ 399.93'

$S84^{\circ}05'01''W$ 625.86'

$\frac{1}{2}$ " Rod Found Capped "R.I. Baker S5539" @ 596.64'

$N05^{\circ}54'59''W$ 400.06'

VMS 8527
 VMS 6960

$N86^{\circ}23'59''W$ 596.05'

$\frac{1}{4}$ " Pipe Found Capped "R.I. Baker S5539" Left 0.74' @ 359.71'

$\frac{1}{4}$ " Pipe Found Capped "R.I. Baker S5539" Left 0.79' @ 339.93'

$\frac{3}{4}$ " Pipe Found Capped "R.I. Baker S5539" Left 0.08' @ 508.25' & $\frac{1}{4}$ " Rebar Found Capped "R.I. Baker S5539" Left 0.24' @ 507.90'

$\frac{1}{4}$ " Pipe Capped "R.I. Baker S5539" Found @ 401.47'

$\frac{1}{4}$ " Pipe Capped "R.I. Baker S5539" Found @ 83.91'

$S79^{\circ}31'12''W$ 524.65'

Diana L Heikamp
 0.7437 Acres
 O.R. 187, PG 801

$\frac{1}{4}$ " Pipe Capped "R.I. Baker S5539" Found 0.76' Left @ 8.96'. A second $\frac{1}{4}$ " Pipe Capped was found $N10^{\circ}48'04''W$ 10.21' from said pipe

Stump Found on line
 Cut off Utility Pole Found on line

Diana L Heikamp
 8.7944 Acres
 O.R. 187, PG 801

IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8592" ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

BEARING REFERENCE:
 BEARINGS ARE BASED ON THE CENTERLINE OF PLAIN CITY-GEORGESVILLE ROAD AS DETERMINED BY GPS OBSERVATION BASED ON ODOT COARS USING VRS ON THE NAD83(11) DATUM, BEING $N05^{\circ}45'03''W$.

REFERENCE DOCUMENTS:
 DEED BOOK 259, PAGE 686
 OFFICIAL RECORD 187, PAGE 801
 OFFICIAL RECORD 306, PAGE 17
 OFFICIAL RECORD 292, PAGE 1454
 OFFICIAL RECORD 179, PAGE 613
 MADISON COUNTY SURVEY RECORDS 2-90, 8-98, 14-04, 45-09, 46-13, 85-16
 MADISON COUNTY GIS DATA (VMS DATA)

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE REPRESENTATION OF A SURVEY PERFORMED BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH CURRENT ACCEPTED SURVEYING STANDARDS.



Craig E. Stevenson
 CRAIG E. STEVENSON, PS 8592
 05/22/19 DATE

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CANAAN TOWNSHIP, MADISON COUNTY, OHIO
 VIRGINIA MILITARY SURVEY #5129, #6969 & #8507
PLAT OF SURVEY
 AOA - MAXWELL PROPERTY

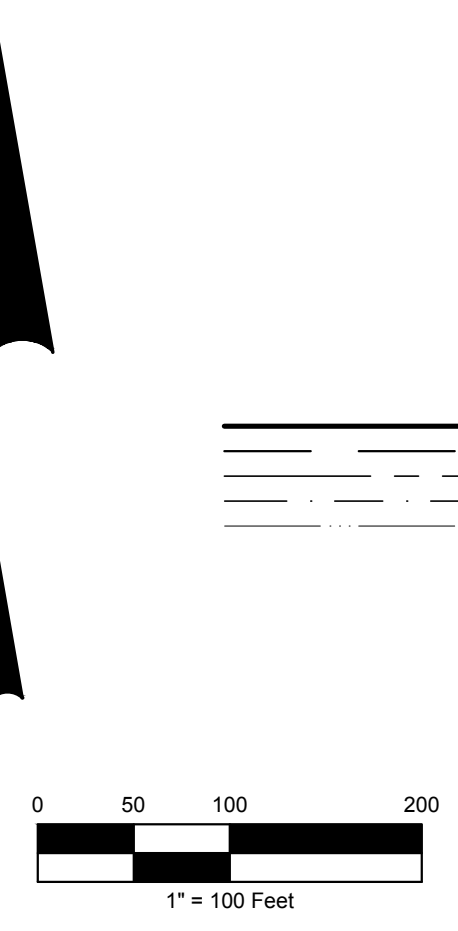
Project No: S0317	Scale: 1" = 100'
Client: Maxwell	Reviewed by: CES
Date: April 22, 2019	Revised:

Line Legend

- Subject Property
- Adjacent Property
- Centerline
- VMS Line
- Approximate Creek Bank

Symbol Legend

- Iron Pin Found
- Iron Pin Set
- Nail Found
- Nail Set
- Post/Stump Found
- Monument Found



Legal Description
Canaan Township, Madison County, Ohio
Virginia Military Survey No. 5129, 6969 & 8507
40.576 Acres

Situated in the Township of Canaan, County of Madison, and State of Ohio and in Virginia Military Surveys 5129, 6969 and 8507, being more particularly bounded and described as follows:

Being all of the remainder of a 59.541 acre tract (auditor number 0100105000) owned by Clarence L Maxwell and described in Deed Book 259, Page 686, in the Madison County Recorder's Office;

Beginning for reference at a Monument Box Found at the centerline intersection of Plain City-Georgesville Road & Price-Hilliard Road;

Thence with the centerline of Plain City-Georgesville Road the following three calls by Madison County Survey Record 14-04:

S05°37'23"E 965.28 feet;

S05°51'38"E 493.26 feet;

S05°51'01"E 513.00 feet;

Thence continuing with the centerline of Plain City-Georgesville Road S05°45'03"E (passing a PK Nail Found at 60.83 feet) 438.83 to a point at the south west corner of a 13.990 acre tract owned by Robert A and Regina L Fisher and described in Official Record 292, Page 1454, being the **TRUE POINT OF BEGINNING**;

Thence with the south line of said 13.990 acre tract S82°49'47"E (passing a ¾" Pipe Found Bent 0.27 feet Left, from which a 1" Pipe Found Capped "R.I. Baker S-5539" [which appears to be a traverse point] bears N05°39'47"W 5.52 feet) 1422.11 feet to an Iron Pin Set at the south east corner of said 13.990 acre tract (from which a 1" Pipe Found Capped "R.I. Baker S-5539" [appears to be a traverse point] bears N00°57'47"E 9.47 feet);

Thence with the east line of said 13.990 acre tract N07°15'43"E (passing a ½" Rod Found Capped "Baker S5539") 462.09 feet to a point at the north east corner of said 13.990 acre tract and in the south line of a 35.359 acre tract owned by Kenneth Scruggs and described in Official Record 179, Page 613;

Thence with south line of said 35.359 acre tract S86°23'07"E (passing a ¾" Pipe Found at 165.09 feet and a 5/8" Rebar Found at 824.74 feet) 850.67 feet to a point at the low watermark of the west bank of Big Darby Creek;

Thence with the low watermark of Big Darby Creek S22°51'23"W 1235.30 feet to a point at the north east corner of a 0.7437 acre tract owned by Diana L Heitkamp and described in Official Record 187, Page 801;

Thence with the north line of said 0.7437 acre tract S79°31'12"W (passing a ¾" Pipe Capped "RI Baker S5539" Found 0.76 feet Left at 8.96 feet, from which a second ¾" Pipe Capped was found N10°48'04"W 10.21 feet, also passing ¾" Pipes Capped "RI Baker S5539" Found at 83.91 feet, 401.47 feet, and Left 0.08 feet at 508.25 feet, also passing a ½" Rebar Found Capped "RI Baker S5539" Left 0.24 feet at 507.90 feet) 524.65 feet to a ¾" Pipe Found Capped in the base of a tree at the south west corner of said 0.7437 acre tract and in the north line of a 8.7944 acre tract owned by Diana L Heitkamp and described in Official Record 187, Page 801;

Thence with the north line of said 8.7944 acre tract N86°23'59"W (passing ¾" Pipes Found Capped "RI Baker S5539" Left 0.79 feet at 339.93 feet, and Let 0.74 feet at 359.71 feet) 596.05

feet to an Iron Pin Set, replacing a 1/2" Rod Found lying down at the south east corner of a 5.000 acre tract owned by Teddy Snyder Jr. and described in Official Record 306, Page 17;

Thence with the east line of said 5.000 acre tract N05°54'59"W (passing a 1/2" Rod Found at 399.93 feet) 400.06 feet to a point at the north east corner of said 5.000 acre tract;

Thence with the north line of said 5.000 acre tract S84°05'01"W (passing a 1/2" Rod Found Capped "RI Baker S5539" at 596.64 feet) 625.86 feet to a point at the north west corner of said 5.000 acre tract, also being in the centerline of Plain City-Georgesville Road;

Thence with the centerline of Plain City-Georgesville Road N05°45'03"W 638.87 feet to the **TRUE POINT OF BEGINNING**;

Containing 40.576 Acres, more or less.

Subject to all existing rights-of-way and easements of record.

Bearings are based on the centerline of Plain City-Georgesville Road as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum, being N05°45'03"W.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592"

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the survey and that the accuracy of same is consistent with accepted surveying standards.



Craig E. Stevenson P.S. 8592
Harral and Stevenson

May 2, 2018

Date