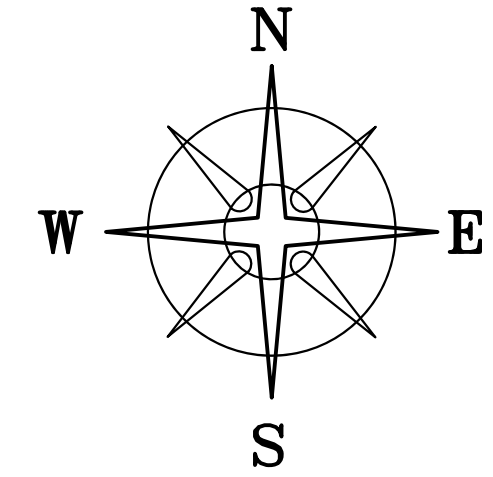


ROSEDALE-PLAIN CITY ROAD (CR 24)(45'R/W)

DEED REFERENCE
 JOHN & KAREN
 HELMUTH, JT LIVES
 OR 32 P 1191
 (A) 59.173 ACRES
 PARCEL No. 01-00124.002



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 7/31/14
 WGS 1984 GEODETIC NORTH.

DARBY TOWNSHIP
 CANAAN TOWNSHIP

N=751113.65'
 E=1723650.47'

N 07°02'08" E
 87.00'

WOODS & WEST AVE. (CR 125)(50'R/W)

S 74°31'50" E
 23.55'

N 05°05'33" W
 200.00'

TPOB

STEVEN E & ANNA S HELMUTH
 OR 232 P 2108
 2.7222 ACRES
 PLAT 42-04

4.1848± ACRES
 (A)

N 73°10'06" W
 898.63'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 07/18/22

STEVEN E & ANNA S HELMUTH
 OR 243 P 1597
 3.666 ACRES
 PLAT 70-08

OPEN DITCH

BLANCHE RUN DITCH #52

S 74°31'51" E
 32.10'

JOHN & KAREN HELMUTH
 OR 183 P 336
 11.8981 ACRES
 01-00124.005

@923.77'

@20.00'

S 09°55'44" W
 209.60'

LEGEND

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

- RAILROAD SPIKE (FOUND)
- ⊗ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- △ RECORD TOWNSHIP STONE (FOUND)

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 www.cottrillsurveying.com

4.1848± ACRES,
VMS 12275, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HELMUTH

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

JOB No. S220601 CREW: MW,AM
 SURVEYED 06/2022 DWN BY: JRC
 DRAWN 06/28/22 CHECK: NC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

4.1848 Acre Tract Surveyed for Helmuth

The following described 4.1848 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 12275, and part of a 59.173 acre tract (Parcel 01-00124.002) conveyed to John and Karen Helmuth, Joint Lives by Official Record 32 page 1191, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Woods and West Avenue (County Road 125, 50 feet right-of-way) and Rosedale-Plain City Road (County Road 24, 45 feet right-of-way);

Thence, with the centerline of Woods and West Avenue, South 05° 04' 23" East a distance of 8713.38 feet to a point from which a corded Township stone found bears North 07° 02' 08" East a distance of 87.00 feet;

Thence, South 74° 31' 05" East a distance of 23.55 feet to an iron pin and cap set at the Southwest corner of a 2.7222 acre tract conveyed to Steven E and Anna S Helmuth by Official Record 232 page 2108 and the Northwest corner of said 59.173 acre tract and being the **True Point of Beginning**;

Thence, with the South line of said 2.7222 acre tract, **South 74° 31' 50" East**, passing the corner to a 3.666 acre tract conveyed to Steven E and Anna S Helmuth by Official Record 243 page 1597 at 565.15 feet, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at 923.77 feet, a total distance of **948.38 feet** to the West line of an 11.8981 acre tract conveyed to John and Karen Helmuth by Official Record 183 page 336 and being in the centerline of Blanche Run Ditch #52, from said corner, a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found bears South 74° 31' 51" East a distance of 32.10 feet;

Thence, with the centerline of said open ditch and the West line of said 11.8981 acre tract, **South 09° 55' 44" West** a distance of **209.60 feet** to the Southwest corner of said 11.8981 acre tract;

Thence, with a new line across said 59.173 acre tract, **North 73° 10' 06" West** a distance of **898.63 feet** to an iron pin and cap set in the West line of said 59.173 acre tract;

Thence, with the West line of said 59.173 acre tract, **North 05° 05' 33" West** a distance of **200.00 feet** returning to the **True Point of Beginning**, containing **4.1848 Acres** more or less.

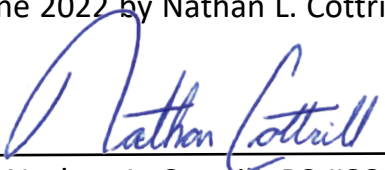
Bearings are based on a GPS observation on July 31, 2014, WGS 1984 Geodetic North.

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 cap stamped "Cottrill Surveying"

This description is based on a field survey performed June 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220601-4.1848)




Nathan L. Cottrill, PS #8821