

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

POINT OF COMMENCEMENT

DEBRA CHARLENE KINGRY, TOD BRADEN M KINGRY ETAL
OR 376 P 615
116.7289 ACRES
02-00063.002

RICHARD RANDALL RHOADES
OR 311 P 754
50.288 ACRES
02-00233.002

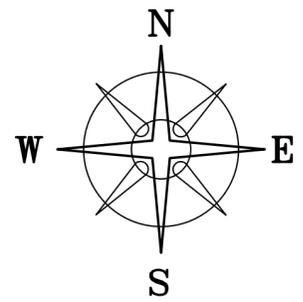
LONNIE JAY & VERA JANE MILLER, JT LIVES
OR 217 P 2129
30.15 ACRES
02-00192.000

VMS 7401
VMS 15799

ROBERT J FARMWALD & ALFRED W FARMWALD CO TRUSTEES
UNDER THE FARMWALD IRREVOCABLE HERITAGE TRUST
DATED APRIL 28, 2014
OR 297 P 2332
25.295 ACRES
02-00063.000
PLAT 4-88

DEED OVERLAP
0.1651± ACRES

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/31/14
WGS 1984 GEODETIC NORTH.



EUGENE J & MIRIAM A MILLER, JT LIVES
OR 302 P 1995
1.8089 ACRES
02-00058.001

SHARON K HELMUTH
1.7126 ACRES
OR 197 P 1646
02-00058.000

133.1253± ACRES

LONNIE JAY & VERA JANE MILLER, JT LIVES
OR 217 P 2129
114.60 ACRES
02-00187.000
23.8 ACRES

TPOB

S 89°40'57" E 21.93'
S 89°40'57" E 363.90'
S 89°40'40" E 417.47'

VMS 7401
VMS 12275

DARBY TOWNSHIP
CANAAN TOWNSHIP

N=751113.65'
E=1723650.47'

LONNIE JAY & VERA JANE MILLER, JT LIVES
OR 217 P 2129
114.60 ACRES
01-00307.000
90.8 ACRES

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

JOHN & KAREN HELMUTH
OR 32 P 1191
54.9882 ACRES
01-00124.002
PLAT 18-92
PLAT 52-96

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

JOHN & KAREN HELMUTH
OR 32 P 1191
54.9882 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 08/04/22

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

**VMS 7401, 12275 & 10982,
CANAAN & DARBY TOWNSHIPS,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HELMUTH**

SCALE : 1" = 200'
200' 100' 0 200'

JOB No. S220601B2 CREW: MW,AM
SURVEYED 06/2022 DWN BY: NC
DRAWN 07/12/22 CHECK: RC

COTTRILL SURVEYING, INC

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

133.1253 Acre Tract *Surveyed for Helmuth*

The following described 133.1253 acre tract is situated in the State of Ohio, Madison County, Canaan Township and Darby Township, VMS 7401, VMS 12275 and VMS 10982, being all of a 48.2460 acre tract (Parcel 02-00058.003) conveyed to Steven E and Anna S Helmuth, Joint Lives by Official Record 322 page 564, all of a 33.7558 acre tract (Parcel 01-00124.003 and Parcel 02-00058.004) conveyed to Steven E and Anna S Helmuth, Joint Lives by Official Record 398 page 2399, all of a 35.7223 acre tract (Parcel 01-00124.004 and Parcel 02-00058.005) conveyed to Steven E and Anna S Helmuth, Joint Lives by Official Record 300 page 1424, all of a 10.0000 acre tract (Parcel 01-00124.006) and all of a 5.2280 acre tract (Parcel 01-00124.008) conveyed to Steven E and Anna S Helmuth, Joint Lives by Official Record 300 page 1421, all of a 4.1848 acre tract (Parcel 01-00124.____) conveyed to Steven E and Anna S Helmuth, Joint Lives by Official Record ____ page ____, all of a 4.2124 acre tract (Parcel 01-00124.000 and Parcel 02-00058.002) conveyed to Steven E and Anna S Helmuth by Official Record 232 page 2108 and all of a 5.000 acre tract (Parcel 01-00124.007 and Parcel 02-00058.006) conveyed to Steven E and Anna S Helmuth by Official Record 243 page 1597, 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 8069.27 feet to a point;

Thence, South 89° 40' 57" East a distance of 21.93 feet to a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at the Southwest corner of a 1.7126 acre tract conveyed to Sharon K Helmuth by Official Record 197 page 1646 and a corner to said 48.2460 acre tract and being the **True Point of Beginning**;

Thence, around said 1.7126 acre tract with the following two courses:

- 1) **South 89° 40' 57" East** a distance of **363.90 feet** to an iron pin and cap set;
- 2) **North 00° 59' 12" East**, passing a 3/4 inch diameter iron pipe found at the Southeast corner of a 1.8089 acre tract conveyed to Eugene J and Miriam A Miller, Joint Lives by Official Record 302 page 1995 at 200.00 feet, a total distance of **398.44 feet** to a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found in the South line of a 25.295 acre tract conveyed to Robert J Farmwald and Alfred W Farmwald, Co-Trustees by Official Record 297 page 2332;

Thence, around said 25.295 acre tract with the following two courses:

- 1) **South 89° 38' 54" East**, passing a 3/4 inch diameter iron pipe found at 801.70 feet, a total distance of a **811.67 feet** to the Southeast corner of said 25.295 acre tract and being in the centerline of Blanche Run Ditch No. 52;
- 2) **North 00° 40' 45" West** a distance of **636.03 feet** to the South line of a 116.7289 acre tract conveyed to Debra Charlene Kingry, TOD by Official Record 376 page 615;

Thence, with the South line of said 116.7289 acre tract, **South 89° 30' 53" East**, passing an iron pin and cap set at 33.45 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott 7759" found at the Southwest corner of a 50.288 acre tract conveyed to Richard Randall Rhoades by Official Record 311 page 754 at 1869.46 feet, a total distance of **1919.00 feet** to a 3/4 inch diameter conduit and orange plastic cap stamped "RI Baker 5539" found at the Southwest corner of a 30.15 acre tract conveyed to Lonnie Jay and Vera Jane Miller, Joint Lives by Official Record 217 page 2129 and being in the line between VMS 12275 and VMS 10982;

Thence, with the South line of said 30.15 acre tract, **South 77° 54' 34" East** a distance of **596.46 feet** to an axle found at the Northwest corner of a 114.60 acre tract conveyed to Lonnie Jay and Vera Jane Miller, Joint Lives by Official Record 217 page 2129;

Thence, with the West line of said 114.60 acre tract, **South 12° 00' 22" West**, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at the Northeast corner of said 33.7558 acre tract at 687.57 feet, passing the Darby/Canaan Township line at 1032.52 feet, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at the Northeast corner of said 35.7220 acre tract at 1180.22 feet, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at the Northeast corner of said 10.0000 acre tract at 1525.61 feet, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at 1716.06 feet, passing the Northeast corner of said 5.2280 acre tract at 1716.49 feet, a total distance of **1816.51 feet** to an iron pin and cap set at the Northeast corner of an 11.8981 acre tract conveyed to John and Karen Helmuth by Official Record 183 page 336;

Thence, around said 11.8981 acre tract with the following two courses:

- 1) **North 89° 50' 06" West**, passing an iron pin and cap set at 2299.41 feet, a total distance of **2324.48 feet** to the centerline of Blanche Run Ditch No. 52 and the East line of said 5.000 acre tract;
- 2) with the centerline of said ditch, **South 09° 55' 44" West**, passing the Northeast corner of said 4.1848 acre tract at 17.06 feet, a total distance of **226.66 feet** to a corner to a 54.9882 acre tract conveyed to John and Karen Helmuth by Official Record 32 page 1191;

Thence, with the North line of said 54.9882 acre tract, **North 73° 10' 06" West** a distance of **898.63 feet** to an iron pin and cap set at the Southwest corner of said 4.1848 acre tract;

Thence, with the West line of said 4.1848 acre tract, **North 05° 05' 33" West**, passing a 1/2 inch rebar found at the Southwest corner of said 4.2124 acre tract at 200.00 feet, passing the Canaan/Darby Township line at 293.47 feet, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at the Southwest corner of said 35.7220 acre tract at 491.40 feet, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at the Southwest corner of said 33.7558 acre tract at 590.00 feet, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at the Southwest corner of said 48.2460 feet at 790.91 feet, a total distance of **850.31 feet** returning to the **True Point of Beginning**, containing **133.1253 Acres** more or less, of which 89.8508 acres more or less is in Darby Township and 43.2745 acres more or less is in Canaan Township, of which 48.0827 acres more or less is all of said 48.2460 acre tract, 35.7228 acres more or less (33.9129 acres more or less in Darby Township and 1.8099 acres more or less in Canaan Township) is all of said 33.7558 acre tract, 20.6963 acres more or less (4.9334 acres more or less in Darby Township and 15.7629 acres more or less in Canaan Township) is all of said 35.7220 acre tract, 10.0001 acres more or less is all of said 10.0000 acre tract, 5.2280 acres more or less is all of said 5.2280 acre tract, 4.1848 acres more or less is all of said 4.1848 acre tract, 4.2116 acres more or less (1.4940 acres more or less is in Darby Township and 2.7176 acres more or less is in Canaan Township) is all of said 4.2124 acre tract and 4.9990 acres more or less (1.4278 acres more or less is in Darby Township and 3.5712 acres more or less in Canaan Township) is all of said 5.000 acre tract.

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 of 2022 by Nathan L. Cottrill, PS registration #8821.(Job #S220601-133.1253)




Nathan L. Cottrill, PS #8821

DEED REFERENCE

STEVEN E & ANNA S
HELMUTH, JT LIVES
OR 322 PG 564

(A) PARCEL No. 02-00058.003
48.2460 ACRES PLAT 42-04
OR 398 PG 2399

(B) PARCEL No. 01-00124.003
PARCEL No. 02-00058.004
33.7558 ACRES PLAT 42-04
OR 300 PG 1424

(C) PARCEL No. 02-00058.005
PARCEL No. 01-00124.004
35.7220 ACRES PLAT 42-04
OR 300 PG 1421

(D) PARCEL No. 01-00124.006
10.0000 ACRES PLAT 117-05

(E) PARCEL No. 01-00124.008
5.2280 ACRES PLAT 42-04
OR ___ P ___

(F) PARCEL No. 01-00124.____
4.1848 ACRES

STEVEN E & ANNA S HELMUTH
OR 232 PG 2108

PARCEL No. 01-00124.000 (2.7222 AC)
PARCEL No. 02-00058.002 (1.4902 AC)
(G) 4.2124 ACRES
PLAT 42-04

OR 243 PG 1597
PARCEL No. 01-00124.007 (1.334 AC)
PARCEL No. 02-00058.006 (3.666 AC)

(H) 5.000 ACRES
PLAT 70-08

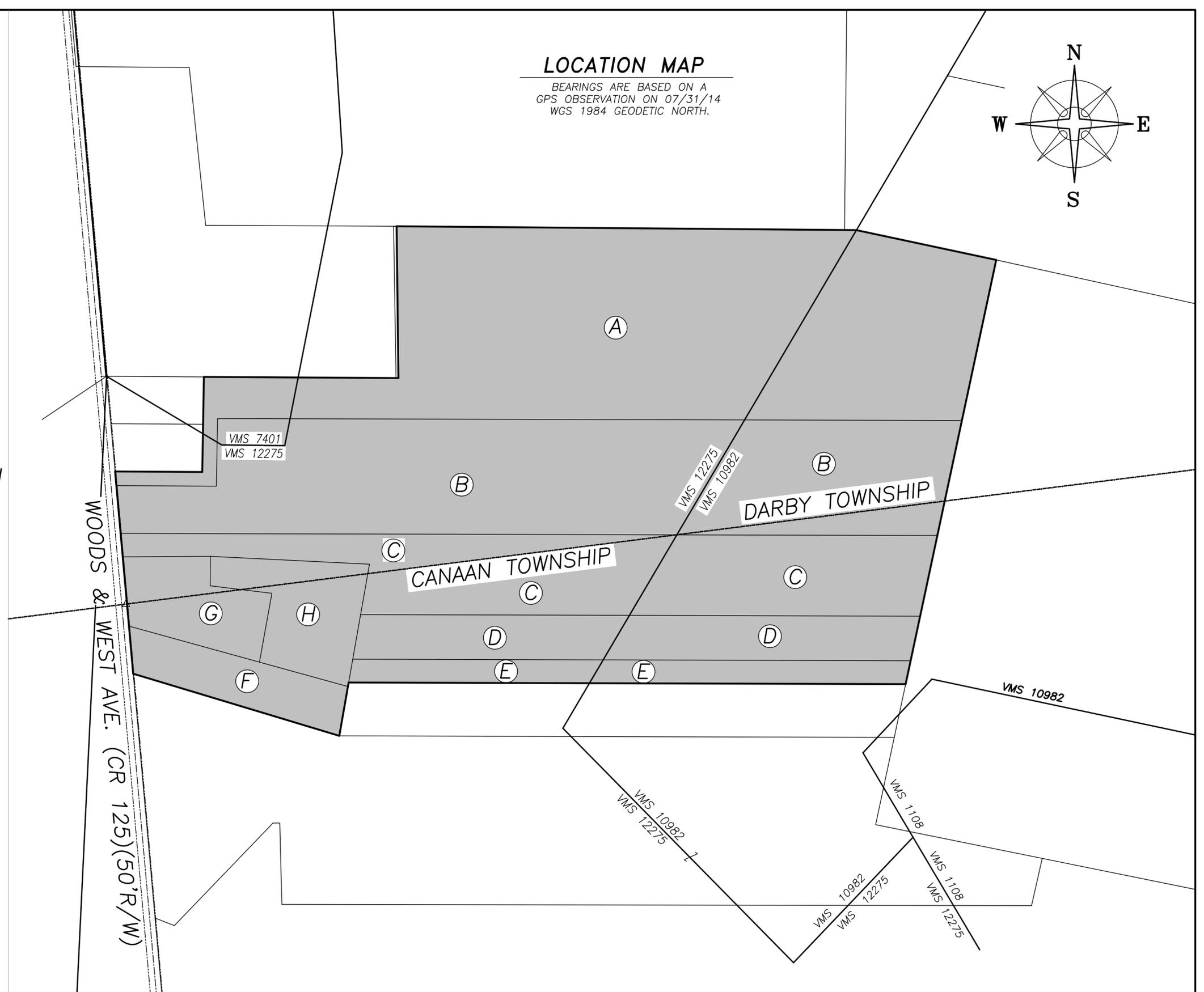
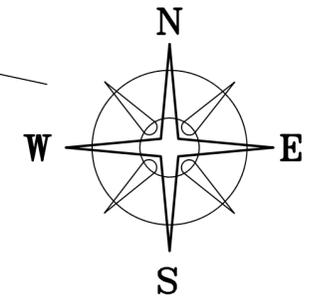
LEGEND

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

- 1/2" REBAR (FOUND)
- ☆ AXLE (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- 3/4" Ø REBAR (FOUND)
- △ RECORD TOWNSHIP STONE (FOUND)
- RAILROAD SPIKE (FOUND)
- 1.5" Ø IRON PIPE (SET)
- ⬢ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- ⬢ 3/4" Ø CONDUIT & ORANGE PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT 7759" (FOUND)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

LOCATION MAP

BEARINGS ARE BASED ON A GPS OBSERVATION ON 07/31/14 WGS 1984 GEODETIC NORTH.



PARCEL No.	AUDITOR	SURVEY	DARBY TWP	CANAAN TWP
02-00058.003	48.2460 ACRES	48.0827± ACRES		
02-00058.004	33.7558 ACRES	35.7228± ACRES	33.9129± ACRES	
01-00124.003				1.8099± ACRES
02-00058.005	35.7220 ACRES	20.6963± ACRES	4.9334± ACRES	
01-00124.004				15.7629± ACRES
01-00124.006	10.0000 ACRES	10.0001± ACRES		10.0001± ACRES
01-00124.008	5.2280 ACRES	5.2280± ACRES		5.2280± ACRES
01-00124.____	4.1848 ACRES	4.1848± ACRES		4.1848± ACRES
02-00058.002	4.2124 ACRES	4.2116± ACRES	1.4940± ACRES	
01-00124.000				2.7176± ACRES
02-00058.006	5.000 ACRES	4.9990± ACRES	1.4278± ACRES	
01-00124.007				3.5712± ACRES
TOTALS		133.1253± ACRES	89.8508± ACRES	43.2745± ACRES

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**VMS 7401, 12275 & 10982,
CANAAN & DARBY TOWNSHIPS,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HELMUTH**

SCALE : 1" = 300'
300' 150' 0 300'
JOB No. S220601B CREW: MW,AM
SURVEYED 06/2022 DWN BY: NC
DRAWN 07/12/22 CHECK: RC