



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

POINT OF COMMENCEMENT

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

S 05°04'23" E 8069.27'

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

VMS 7401
VMS 12275

DEED REFERENCE
STEVEN E & ANNA S
HELMUTH, JT LIVES
OR PG
Ⓐ 133.1253± ACRES
PARCEL No. 01-00-43.2745 ACRES
PARCEL No. 02-00-89.8508 ACRES

N 89°40'57" W 21.93'

TPOB
N=751669.17'
E=1723610.20'

S 89°40'57" E 363.90'

**2.0791±
ACRES**

Ⓐ

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

VMS 15799
VMS 12275

N 05°05'33" W 260.31'

S 00°59'12" W 258.19'

N 89°50'59" W 336.34'

(BURIED 1')

N 04°21'50" W 296.69'

Ⓐ

LEGEND

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

- △ RECORD TOWNSHIP STONE (FOUND)
- RAILROAD SPIKE (FOUND)
- ⊙ 3/4" Ø IRON PIPE (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)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821

Nathan L. Cottrill DATE: 08/05/22

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

2.0791± ACRES,
VMS 12275, DARBY TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HELMUTH

SCALE : 1" = 50'
50' 25' 0 50'

JOB No. S220601C CREW: MW,AM
SURVEYED 06/2022 DWN BY: JRC
DRAWN 07/29/22 CHECK: NC

DARBY TOWNSHIP
CANAAN TOWNSHIP

COTTRILL SURVEYING, INC

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

2.0791 Acre Tract Surveyed for Helmuth

The following described 2.0791 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 12275, being part of a 133.1253 acre tract (Parcel 02-00 ____ . ____) conveyed to Steven E and Anna S Helmuth, Joint Lives by Official Record ____ page ____, 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 133.1253 acre tract and being the **True Point of Beginning**;

Thence, with the South line of said 1.7126 acre tract, **South 89° 40' 57" East** a distance of **363.90 feet** to an iron pin and cap set;

Thence, across said 133.1253 acre tract with the following two new courses:

- 1) **South 00° 59' 12" West** a distance of **258.19 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **North 89° 50' 59" West** a distance of **336.34 feet** to a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found in the West line of said 133.1253 acre tract;

Thence, with the West line of said 133.1253 acre tract, **North 05° 05' 33" West**, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at 200.91 feet, a total distance of **260.31 feet** returning to the **True Point of Beginning**, containing **2.0791 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 of 2022 by Nathan L. Cottrill, PS registration #8821.(Job #S220601-2.0791)



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821