

Plat of Survey

Township of Walnut, County of Pickaway, State of Ohio, and being part of Section 28, Township 9N, Range 21W, of the Congress Lands.

PROPERTY LOCATION

Being a Survey of all of a 157.604 Acre parcel and a 1.107 Acre parcel conveyed to Countrywide Land Specialists, Ltd., as recorded in O.R. Book 793, Page 341, in the Pickaway County County Deed Record, also being all of Auditor's P.P.N. M30-0-003-00-117-00 & P.P.N. M30-0-003-00-117-01.

BASIS OF BEARING

The bearings of this plat are based on the centerline of Hagerty Road, the same being the South line of Section 28, as being N 86°22'43" W, and is an assumed Meridian used to denote angles only.

Note 1: Flora Peters Cemetery

Note 2: Countrywide Land Specialists, Ltd.

1.107 Acres

O.R. Book 793, Page 341

P.P.N. M30-0-003-00-117-01

* - Tract 8: 5.010 Acres
4.206 Acres in P.P.N. M30-0-003-00-117-00
0.804 Acres in P.P.N. M30-0-003-00-117-01

** - Tract 9: 5.030 Acres
4.726 Acres in P.P.N. M30-0-003-00-117-00
0.304 Acres in P.P.N. M30-0-003-00-117-01

AUDITOR'S BREAKDOWN

M30-0-003-00-117-00	157.604 AC.
LESS NEW SURVEY - 157.602 AC	
DECREASED BY NEW SURVEY	0.002 AC.
BALANCE	0.000 AC.
M30-0-003-00-117-01	1.107 AC.
LESS NEW SURVEY - 1.106 AC	
INCREASED BY NEW SURVEY	0.001 AC.
BALANCE	0.000 AC.

LINE TABLE

No.	Bearing	Distance
L1	N 12°54'48" W	91.83
L2	N 88°53'48" W	58.78
L3	N 13°10'48" W	65.42
L4	S 88°57'12" W	41.83
L5	S 01°38'12" W	144.76
L6	N 03°37'17" E	100.00
L7	S 86°22'43" E	115.00
L8	S 03°37'17" W	100.00
L9	N 86°22'43" W	100.00
L10	N 86°17'41" W	74.88
L11	S 03°56'55" W	37.43
L12	N 86°44'25" W	100.00
L13	S 03°22'48" W	9.70
L14	N 86°44'25" W	100.00
L15	N 03°22'28" E	70.00
L16	N 03°22'28" E	70.00
L17	S 86°44'25" E	100.00

LEGEND

- - 5/8" od. Iron Pin Found
- ⊙ - 5/8" x 30" long rebar w/rod cap set stamped "S.A. ENGLAND #7452"
- - 3/8" x 30" long rebar w/rod cap set stamped "S.A. ENGLAND #7452" @ 30.00' from centerline
- ◆ - Mang Nail Found
- ▲ - Railroad Spike Found
- ▼ - 1/2" od. Iron Pin Found
- - 3/4" od. Iron Pin Found



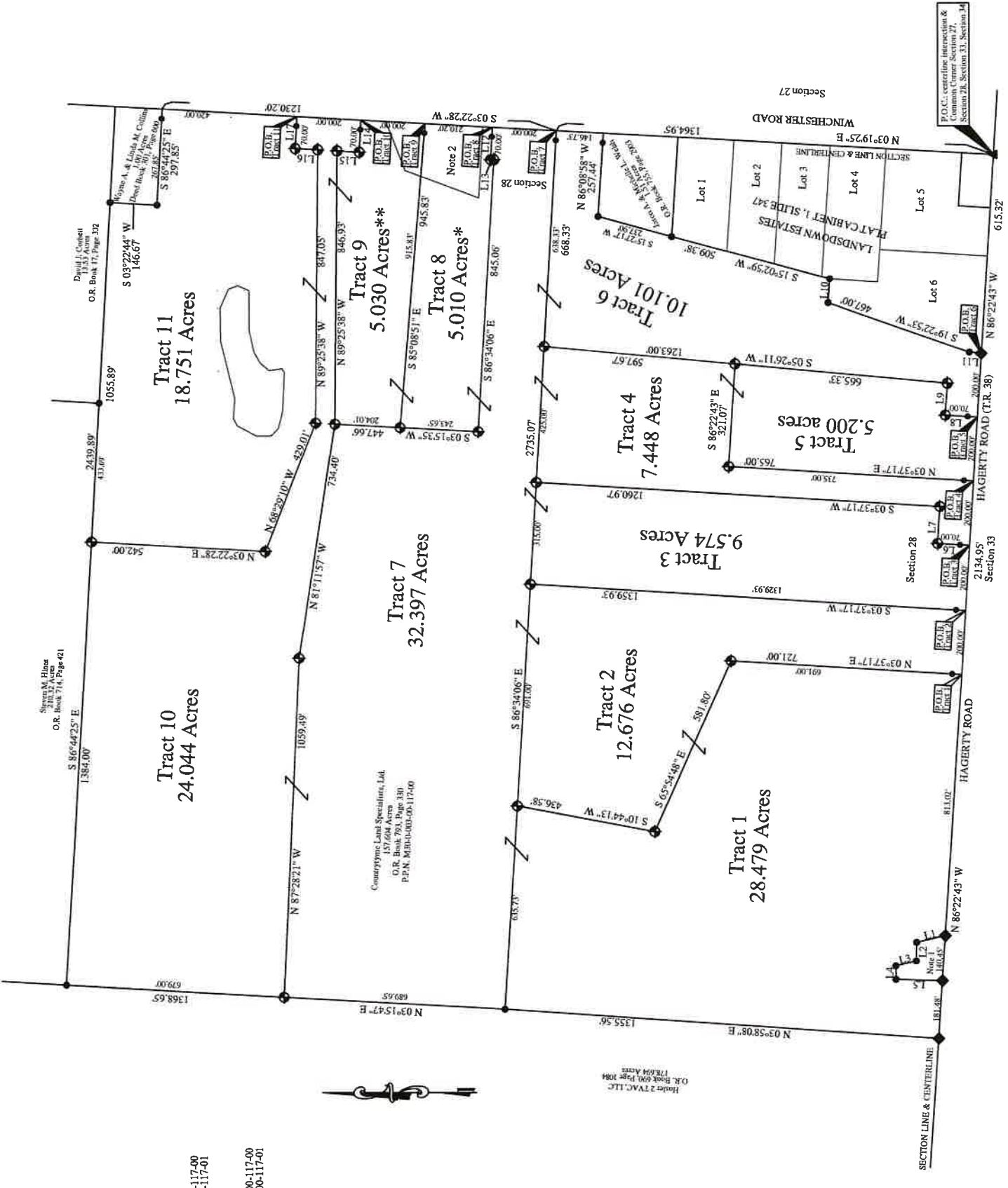
PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
Phone: 740-323-0644
WWW.SURVEYOHIO.COM

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Date: _____

Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

GRAPHIC SCALE



P.O.C. certificate, intersection & Common Corner Section 27, Section 28, Section 33, Section 34