

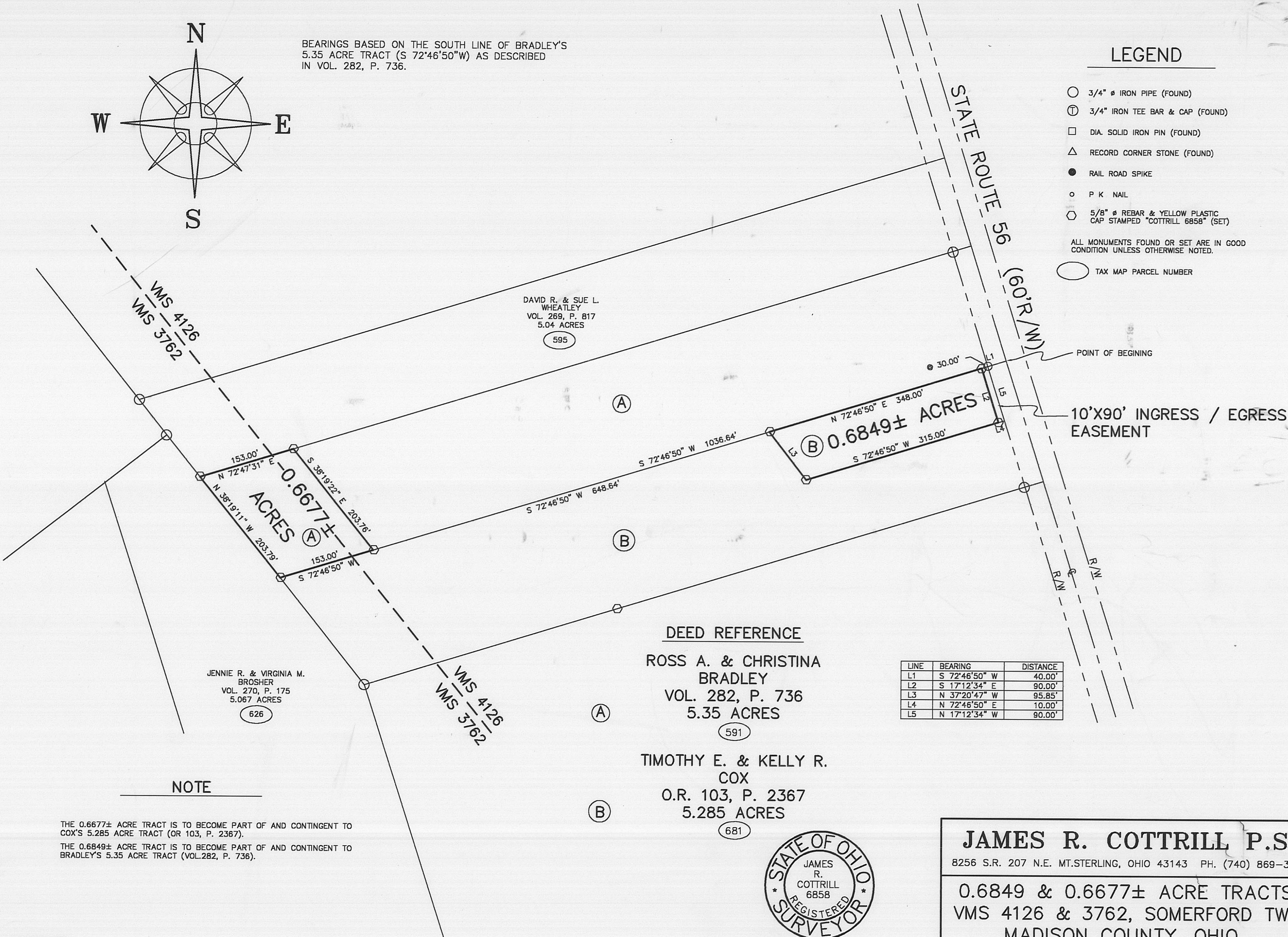
BEARINGS BASED ON THE SOUTH LINE OF BRADLEY'S 5.35 ACRE TRACT (S 72°46'50"W) AS DESCRIBED IN VOL. 282, P. 736.

**LEGEND**

- 3/4" Ø IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

○ TAX MAP PARCEL NUMBER



**DEED REFERENCE**

LINE	BEARING	DISTANCE
L1	S 72°46'50" W	40.00'
L2	S 17°12'34" E	90.00'
L3	N 37°20'47" W	95.85'
L4	N 72°46'50" E	10.00'
L5	N 17°12'34" W	90.00'

**NOTE**

THE 0.6677± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO COX'S 5.285 ACRE TRACT (OR 103, P. 2367).  
THE 0.6849± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO BRADLEY'S 5.35 ACRE TRACT (VOL. 282, P. 736).



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 1-13-02

**JAMES R. COTTRILL P.S.**

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

0.6849 & 0.6677± ACRE TRACTS,  
VMS 4126 & 3762, SOMERFORD TWP.,  
MADISON COUNTY, OHIO.  
SURVEYED FOR COX/BRADLEY.

DATE DRAWN: 9-10-02	SCALE: 1" = 100'	CREW: EM, RC
JOB #S020904	100' 50' 0 100'	DWN. BY: RC, EM
F. B. # 31		CK. BY:

21-03

0.6677 acres  
Surveyed for Tim Cox

The following described 0.6677 acre tract is situated in the state of Ohio, Madison County, Somerford Township, VMS 4126 & 3762, being part of a 5.35 acre tract conveyed to Ross A. and Christina Bradley by Volume 282 Page 736 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 ft. right-of-way) at the south east corner of said 5.35 acre tract also being at the northeast corner of a 5.285 acre tract conveyed to Timothy E. and Kelly R. Cox by official record 103 Page 2367;

Thence, with the line between said 5.35 and said 5.285 acre tracts, South 72 deg. 46 min. 50 sec. West, passing a  $\frac{3}{4}$ " diameter iron pipe found at 30.00 feet, a total distance of 1036.64 feet to an iron pin and cap set at **the true point of beginning**;

Thence, continuing with said line, South 72 deg. 46 min. 50 sec. West a distance of 153.00 feet to an iron pin and cap set at the western corner common to said 5.35 and said 5.285 acre tracts, also being in the east line of a 5.067 acre tract conveyed to Jennie R. and Virginia M. Brosher by Volume 270 Page 175;

Thence, with said east line, North 38 deg. 19 min. 11 sec. West a distance of 203.79 feet to an iron pin and cap set at the southwest corner of a 5.04 acre tract conveyed to David R. and Sue L. Wheatley by volume 269, page 811;

Thence, with the south line of said 5.04 acre tract, North 72 deg. 47 min. 31 sec. East a distance of 153.00 feet to an iron pin and cap set;

Thence, with a new line across said 5.35 acre tract, South 38 deg. 19 min. 22 sec. East a distance of 203.76 feet returning to **the true point beginning** containing 0.6677 acres more or less.

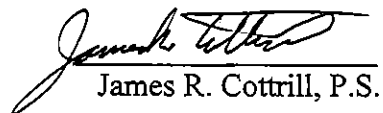
The here-in-above described 0.6677 acre tract is to become part of and contingent to Cox's 5.285 acre tract.

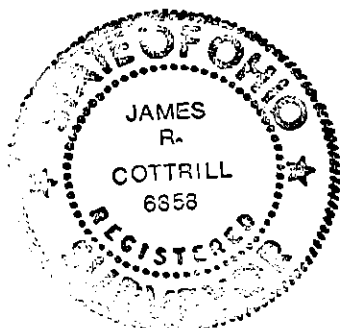
Bearings are based on the line between said 5.35 and said 5.285 acre tracts (South 72 deg. 46 min. 50 sec. West) as described in Deed Book 282 Page 736.

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 caps stamped "Cottrill 6858."

This description is based on a field survey performed September 10th, 2002 by James R. Cottrill registration #6858. (Job # S020904A)

  
James R. Cottrill, P.S.



0.6849 acres  
Surveyed for Ross Bradley

The following described 0.6849 acre tract is situated in the state of Ohio, Madison County, Somerford Township, VMS 4126, being part of a 5.285 acre tract conveyed to Timothy E. And Kelly R. Cox by official record 103 Page 2367 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 ft. right-of-way) at the north east corner of said 5.285 acre tract also being at the southeast corner of a 5.35 acre tract conveyed to Ross A. and Christina Bradley by Volume 282 Page 736;

Thence, with the line between said 5.35 and said 5.285 acre tracts, South 72 deg. 46 min. 50 sec. West, passing a  $\frac{3}{4}$ " diameter iron pipe found at 30.00 feet, a total distance of 40.00 feet to an iron pin and cap set at **the true point of beginning**;

Thence, across said 5.285 acre tract the following three courses:

- 1) South 17 deg. 12 min. 34 sec. East a distance of 90.00 feet to an iron pin and cap set
- 2) South 72 deg. 46 min. 50 sec. West a distance of 315.00 feet to an iron pin and cap set
- 3) North 37 deg. 20 min. 47 sec. West a distance of 95.85 feet to an iron pin and cap set in the line between said 5.35 and said 5.285 acre tracts;

Thence, with said line, North 72 deg. 46 min. 50 sec. East a distance of 348.00 feet returning to **the true point of beginning** containing 0.6849 acres more or less.

With the benefit of an Ingress/Egress Easement being bound on the east by the west right-of-way line of state Route 56, and on the north by the south line of said 5.35 acre tract, on the west by the east line of the here-in-above described 0.6849 acre tract, and on the south by the eastward extension of the south line of said 0.6849 acre tract to the west right-of-way line of state Route 56 and be more clearly shown own plat accompanying this legal description;

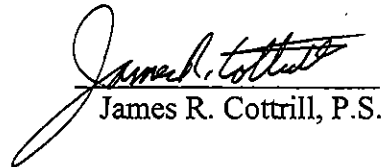
The here-in-above described 0.6849 acre tract is to become part of and contingent to Bradley's 5.35 acre tract.

Bearings are based on the line between said 5.35 and said 5.285 acre tracts (South 72 deg. 46 min. 50 sec. West) as described in Deed Book 282 Page 736.

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 caps stamped "Cottrill 6858."

This description is based on a field survey performed September 10th, 2002 by James R. Cottrill registration #6858. (Job # S020904)

  
James R. Cottrill, P.S.

