

BEARINGS BASED ON THE \odot OF WOODS-OPOSSUM RUN ROAD
(N 24°19'45"W) AS DESCRIBED IN D.B. 278, P. 772.



DEED REFERENCE
JOSEPH C. DEL TEDESCO
DEED BOOK 278 PAGE 772
35.71 ACRES

LEGEND

- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - 5/8" DIA. SOLID IRON PIN (FOUND)
 - IRON PIN (FOUND)
 - ⊙ 1/2" IRON PIPE (FOUND)
 - ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - TAX MAP PARCEL NUMBER
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

NOTES

0.9497± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO DEL TEDESCO'S 1.034 ACRE TRACT
 1.3182± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO DEL TEDESCO'S 1.338 ACRE TRACT
 1.1746± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO DEL TEDESCO'S 0.977 ACRE TRACT
 0.9497, 1.3182, & 1.1746± ACRE TRACTS CANNOT STAND ALONE AS SEPERATE BUILDING SITES



COTTRILL SURVEYING, L.L.C.

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

VMS 464,
 PLEASANT TOWNSHIP,
 MADISON COUNTY, OHIO.
 SURVEYED FOR JOE DEL TEDESCO

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 7/19/05

DATE DRAWN: 9/14/05
 JOB # S050902
 F. B. #

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

CREW: MW, TB
 DWN. BY: MW RC
 CK. BY:

89-05

0.9497 Acre Tract
Surveyed for Joe Del Tedesco

The following described 0.9497 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 464, being part of a 35.71 acre tract conveyed to Joseph C. Del Tedesco by deed book 278 page 772, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of McClimansville and Cemetery Road (CR 57) with the centerline of Woods Opossum Run Road (TR 56)(40 ft. right-of-way);

Thence, with the centerline of said Woods Opossum Run Road, North 24° 19 minutes 45 seconds West a distance of 707.87 ft. to the southwest corner of a 1.034 acre tract conveyed to Joseph C. Del Tedesco by official record 13 page 1110, also being the northwest corner of a 1.338 acre tract conveyed to Joseph C. Del Tedesco by deed book 246 page 383;

Thence, with the line between said 1.034 acre tract and said 1.338 acre tract, North 74° 03 minutes 48 seconds East a distance of 300.00 feet to iron pin and cap set at the western corner common to said 1.034 and said 1.338 acre tracts, also being **the true point of beginning**;

Thence, with the east line of said 1.034 acre tract, North 21° 45 minutes 47 seconds West a distance of 149.16 ft. to an iron pin and cap set in the south line of a 2.9121 acre tract conveyed to Donald A. and Jennifer L. Gadbois by official record 202 page 2407;

Thence, with said south line, North 74 Degrees 03 minutes 48 seconds East a distance of 291.87 ft. to an iron pin and cap set in said line;

Thence, across said 35.71 acre tract the following 2 new courses:

- 1) South 11° 40 minutes 19 seconds East a distance of 148.81 ft. to an iron pin and cap set
- 2) South 74° 03 minutes 48 seconds West a distance of 265.66 ft. returning to **the true point beginning** containing 0.9497 acres more or less.

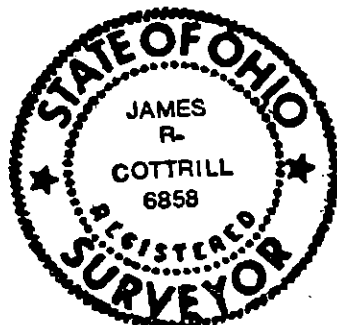
The hereinabove described 0.9497 acre tract is to become part of and contingent to Tedesco's 1.034 acre tract.

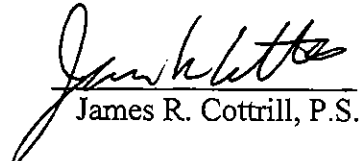
Bearings are based on the centerline of Woods Opossum Run Road (North 24° 19 minutes 45 seconds West) as described in deed book 278 page 772.

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 L.L.C. 6858."

This description is based on a field survey performed, 2005 by James R. Cottrill registration #6858. (Job #S050902\)




James R. Cottrill, P.S.

1.1746 Acre Tract
Surveyed for Joe Del Tedesco

The following described 1.1746 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 464, being part of a 35.71 acre tract conveyed to Joseph C. Del Tedesco by deed book 278 page 772, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of McClimansville and Cemetery Road (CR 57) with the centerline of Woods Opossum Run Road (TR 56)(40 ft. right-of-way);

Thence, with the centerline of said Woods Opossum Run Road, North 24° 19 minutes 45 seconds West a distance of 530.31 ft. to the southwest corner of a 1.338 acre tract conveyed to Joseph C. Del Tedesco by deed book 246 page 383, also being the northwest corner of a 0.977 acre tract conveyed to Joseph C. Del Tedesco by official record 13 page 1106;

Thence, with the line between said 1.338 acre tract and said 0.977 acre tract, North 82° 13 minutes 40 seconds East a distance of 299.38 feet to iron pin and cap set at the western corner common to said 1.338 and said 0.977 acre tracts, also being **the true point of beginning**;

Thence, across said 35.71 acre tract the following 2 new courses:

- 1) North 82° 13 minutes 40 seconds East a distance of 227.03 ft. to iron pin and cap set
- 2) South 11° 40 minutes 19 seconds East a distance of 232.14 ft. to a 1/2 inch iron pipe found at the northeast corner of a 1 acre tract conveyed to Robert D. Dehart by official record 19 page 2239;

Thence, with the north line of said 1 acre tract, South 74° 51 minutes 52 seconds West a distance of 200.59 ft. to a one half inch diameter iron pipe found at the northwest corner of said 1 acre tract and in the east line of a 2.046 acre tract conveyed to Gracie Aileen Nance by deed book 288 page 852;

Thence, with the east line of said 2.046 acre tract, North 13° 20 minutes 15 seconds West a distance of 114.07 ft. to an iron pin and cap set at the northeast corner of said 2.046 acre tract and in the south line of said 0.977 acre tract;

Thence, with said 0.977 acre tract the following 2 courses:

- 1) North 82° 13 minutes 40 seconds East a distance of 3.01 ft. to an iron pin and cap set
- 2) North 21° 45 minutes 47 seconds West a distance of 148.18 returning to **the true point beginning** containing 1.1746 acres more or less.

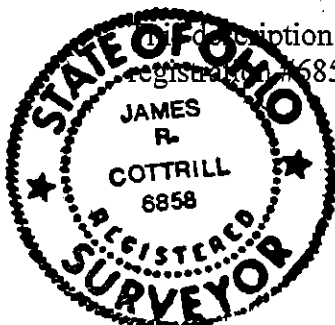
The hereinabove described 1.1746 acre tract is to become part of and contingent to Tedesco's 0.977 acre tract.

Bearings are based on the centerline of Woods Opossum Run Road (North 24° 19 minutes 45 seconds West) as described in deed book 278 page 772.

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 L.L.C. 6858."

This description is based on a field survey performed, 2005 by James R. Cottrill registration #6858. (Job #S050902B)



A handwritten signature in black ink, appearing to read "James R. Cottrill", written over a horizontal line.

1.3182 Acre Tract
Surveyed for Joe Del Tedesco

The following described 1.3182 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 464, being part of a 35.71 acre tract conveyed to Joseph C. Del Tedesco by deed book 278 page 772, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of McClimansville and Cemetery Road (CR 57) with the centerline of Woods Opossum Run Road (TR 56)(40 ft. right-of-way);

Thence, with the centerline of said Woods Opossum Run Road, North 24° 19 minutes 45 seconds West a distance of 530.31 ft. to the southwest corner of a 1.338 acre tract conveyed to Joseph C. Del Tedesco by deed book 246 page 383 , also being the northwest corner of a 0.977 acre tract conveyed to Joseph C. Del Tedesco by official record 13 page 1106;

Thence, with the line between said 1.338 acre tract and said 0.977 acre tract, North 82° 13 minutes 40 seconds East a distance of 299.38 feet to iron pin and cap set at the western corner common to said 1.338 and said 0.977 acre tracts, also being **the true point of beginning**;

Thence, with the east line of said 1.338 acre tract, North 21° 45 minutes 47 seconds West a distance of 219.31 ft. to an iron pin and cap set at the south east corner of a 1.034 acre tract conveyed to Joseph C. Del Tedesco by official record 13 page 1110;

Thence, across said 35.71 acre tract the following 3 new courses:

- 1) North 74° 03 minutes 48 seconds East a distance of 265.66 ft. to an iron pin and cap set
- 2) South 11° 40 minutes 19 seconds East a distance of 251.12 ft. to an iron pin and cap set
- 3) South 82° 13 minutes 40 seconds West a distance of 227.03 ft. returning to **the true point beginning** containing 1.3182 acres more or less.

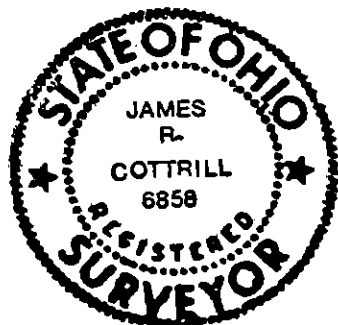
The hereinabove described 1.3182 acre tract is to become part of and contingent to Tedesco's 1.338 acre tract.

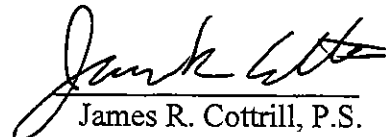
Bearings are based on the centerline of Woods Opossum Run Road (North 24° 19 minutes 45 seconds West) as described in deed book 278 page 772.

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 L.L.C. 6858."

This description is based on a field survey performed, 2005 by James R. Cottrill registration #6858. (Job #S050902A)




James R. Cottrill, P.S.