

STATE ROUTE 56

COMMON AREA 1.598 ACRES DEDICATED BY PLAT FOR
UTILITIES, INGRESS & EGRESS AND CONSTRUCTION OF
MARY LOU DRIVE.

JAMES RICHARD AND GOLDA
SMITH
O.R. 191 PAGE 980
0.974 ACRES

DEED REFERENCE
STEVE & BEVERLEY
GILKERSON
OFFICIAL RECORD 61, PAGE 517

Ⓐ 1.440 ACRES

Ⓑ 1.598 ACRES (1/3 INTEREST)

TIMOTHY J. & JANIS R.
RUESCH
O.R. 58 PAGE 132
0.926 ACRES

LEGEND

- 3/4" IRON PIPE (FOUND)
- △ 1/2" SOLID IRON PIN (FOUND)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)

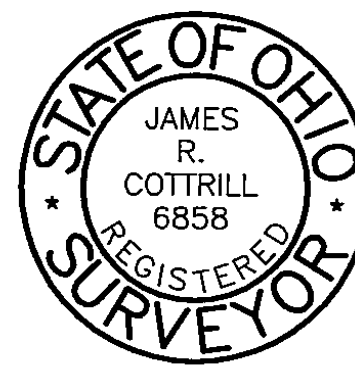
ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

0.8654± ACRES

0.5738± ACRES

ROY L. DAVIDSON III
O.R. 17 PAGE 514
40.675 ACRES

PAUL W. & DELLA G.
GOSSARD
O.R. 61 PAGE 511
10.994 ACRES



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

DATE: 10/06/06

COTTRILL SURVEYING, L.L.C.

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

0.5738± & 0.8654± ACRE TRACTS,
VMS 13567, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO
SURVEYED FOR DAN MOLTZ

DATE DRAWN:
10/06/06
JOB #S061002
F. B. # 40

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

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

19.07

0.5738 Acre Tract
Surveyed for Dan Moltz

The following described 0.5738 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 13567, and being part of a 1.440 acre tract conveyed to Steve and Beverly Gilkerson by official record 61 page 517, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56, said point being the northernmost corner of a 0.974 acre tract conveyed to James Richard and Golda Smith by official record 191 page 980, said point is also the south easternmost corner of a 1.598 acre tract 1/3 interest conveyed to Steve and Beverly Gilkerson by official record 61 page 517;

Thence, with the line between said 0.971 and said 1.598 acre tracts, South 44° 10 minutes 31 seconds West a distance of 355.23 ft. to a 1/2 inch diameter solid iron pin found corner to said both tracts, and at **The True Point Beginning**;

Thence, with the southwest line of said 0.974 acre tract, South 34° 41 minutes 16 seconds East a distance of 121.80 ft. to a 1/2 inch diameter solid iron pin found at the southernmost corner of said 0.974 acre tract and the westernmost corner of a 0.926 acre tract conveyed to Timothy J. and Janis R. Ruesch by official record 58 page 132, said iron pin is also at the northernmost corner of a 40.675 acre tract conveyed to Roy L. Davidson III by official record 17 page 514, said iron pin is also in the line between Union Township in the City of London;

Thence, with the northwest line of said 40.675 acre tract and said corporation line, South 44° 10 minutes 00 seconds West a distance of 180.05 ft. to an iron pin and cap set in said line;

Thence, with a new line across said 1.440 acre tract, North 36° 18 minutes 32 seconds West a distance of 157.30 ft. to an iron pin and cap set in the line between said 1.598 and said 1.440 acre tracts;

Thence, with the line between said 1.598 and said 1.440 acre tracts, North 55° 30 minutes 50 seconds East a distance of 181.10 ft. returning to **The True Point Beginning** containing **0.5738 acres** more or less.

Bearings are based on the southeast line of Gilkerson's 1.440 acre tract (South 44° 10 minutes 00 seconds West) as described in official record 61 page 511.

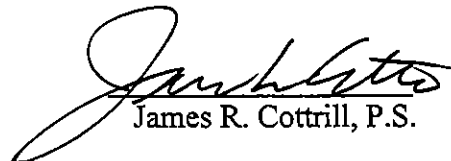
Also granted by this instrument a 1/6 interest of said Gilkerson's 1.598 acre tract as recorded in official record 61 page 511.

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 October 6, 2006 by James R. Cottrill registration #6858. (Job #S061002)




James R. Cottrill, P.S.

0.8654 Acre Tract
Surveyed for Dan Moltz

The following described 0.8654 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 13567, and being part of a 1.440 acre tract conveyed to Steve and Beverly Gilkerson by official record 61 page 517, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56, said point being the northernmost corner of a 0.974 acre tract conveyed to James Richard and Golda Smith by official record 191 page 980, said point is also the south easternmost corner of a 1.598 acre tract 1/3 interest conveyed to Steve and Beverly Gilkerson by official record 61 page 517;

Thence, with the line between said 0.971 and said 1.598 acre tracts, South 44° 10 minutes 31 seconds West a distance of 355.23 ft. to a 1/2 inch diameter solid iron pin found corner to said both tracts, and the northernmost corner of said 1.440 acre tract;

Thence, with the line between said 1.598 and said 1.440 acre tracts, South 55° 30 minutes 50 seconds West a distance of 181.10 ft. to an iron pin and cap set at **The True Point Beginning**;

Thence, with the new line across said 1.440 acre tract, South 36° 18 minutes 32 seconds East a distance of 157.30 ft. to an iron pin and cap set in the northwest mine of a 40.675 acre tract conveyed to Roy L. Davidson III by official record 17 page 514, said iron pin is also in the line between Union Township in the City of London;

Thence, with the northwest line of said 40.675 acre tract and said corporation line, South 44° 10 minutes 00 seconds West a distance of 222.76 ft. to 3/4 inch diameter iron pipe found at the southernmost corner of said 1.440 acre tract, also the easternmost corner of a 10.994 acre tract conveyed to Paul W. and Della G. Gossard by official record 61 page 511;

Thence, with the northeast line of said 10.994 acre tract, North 45° 48 minutes 40 seconds West a distance of 160.00 ft. to an iron pin and cap set at the westernmost corner common to said 1.598 and said 1.440 acre tracts;

Thence, with the line between said 1.598 and said 1.440 acre tracts the following 2 courses:

- 1) North 44° 13 minutes 47 seconds East a distance of 225.73 ft. to a 3/4 inch diameter iron pipe found
- 2) North 55° 30 minutes 50 seconds East a distance of 23.46 ft. returning to **The True Point Beginning** containing **0.8654 acres** more or less.

Bearings are based on the southeast line of Gilkerson's 1.440 acre tract (South 44° 10 minutes 00 seconds West) as described in official record 61 page 511.

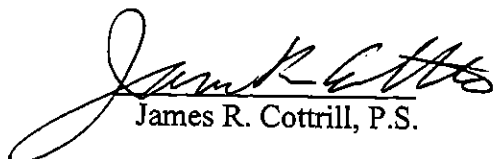
Also granted by this instrument a 1/6 interest of said Gilkerson's 1.598 acre tract as recorded in official record 61 page 511.

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 October 6, 2006 by James R. Cottrill registration #6858. (Job #S061002A)




James R. Cottrill, P.S.