

PRINGLE BENJAMIN ROAD (CR-65)(UNKNOWN R/W)

MARK D & ALICIA L. TREMAYNE, JT LIVES
DR 155 P 2302
3.50024 ACRES

2.2770± ACRES

GARAGE

CAROL L YOUNG
DR 200 P 2152
LOT 1

WRIGHTSVILLE ESTATES
SLIDE #466

LOT 2

LOT 3

LOT 4

CENTERED ON EXISTING TILE
EXISTING 30' DRAINAGE EASEMENT

9.0466± ACRES

9.3443± ACRES

VMS 8423

VMS 6285

20' DRAINAGE EASEMENT
10' UTILITY EASEMENT

DEED REFERENCE
MARY M EDWARDS
MCGLAUGHLIN
DB 277 P 849
20.684 ACRES

CENTERED ON EXISTING TILE
NEW & EXISTING 30'
NEW & EXISTING 30'
DRAINAGE EASEMENT

RONALD G & DONNA J
GUYTON
DB 281 P 221
62.25 ACRES

RONALD G & DONNA J
GUYTON
DB 281 P 221
62.25 ACRES

LEGEND

- 1/2" IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" ϕ REBAR (FOUND)
- ⊠ MAG NAIL (SET) OVER IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- 3/8" IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)

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

RONALD G & DONNA J
GUYTON
DB 281 P 221
62.25 ACRES



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

DATE: 9/03/09

REVISED 8/24/09

COTTRILL SURVEYING, L.L.C.

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

FARM SPLIT, VMS 8423 & 6285,
FAIRFIELD TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR MARY McGLAUGHLIN

DATE DRAWN:
9/03/09
JOB #S090708
F. B. # 42

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

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

39-09

2.2770 Acre Tract
Surveyed for Mary McGlaughlin

The following described 2.2770 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 8423, and being part of a 20.684 acre tract conveyed to Mary M. Edwards McGlaughlin by Deed Book 277 page 849, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of Pringle Benjamin Road (County Road 65)(right-of-way width unknown) said mag nail is at the northwest corner of said 20.684 acre tract and the northeast corner of a 3.50024 acre tract conveyed to Mark D. and Alicia L. Tremayne by Official Record 155 page 2302;

Thence, with the centerline of said Pringle-Benjamin Road, South 88° 15 minutes 00 seconds East a distance of 270.00 ft. to a mag nail set at **The True Point of Beginning**;

Thence, continuing with the centerline of said Pringle-Benjamin Road, South 88° 15 minutes 00 seconds East a distance of 204.37 ft. to a mag nail set;

Thence, across said 20.684 acre tract the following 4 new courses:

- 1) South 00° 53 minutes 27 seconds East or, passing an iron pin and cap set at 29.87 ft., a total distance of 468.62 ft. to an iron pin and cap set
- 2) North 86° 01 minutes 35 seconds West a distance of 222.72 ft. to an iron pin and cap set
- 3) North 00° 45 minutes 20 seconds East a distance of 103.77 ft. to an iron pin and cap set
- 4) North 01° 29 minutes 28 seconds East, passing an iron pin and cap set at 323.26 ft., a total distance of 355.73 ft. returning to **The True Point Beginning** containing **2.2770 Acres** more or less.

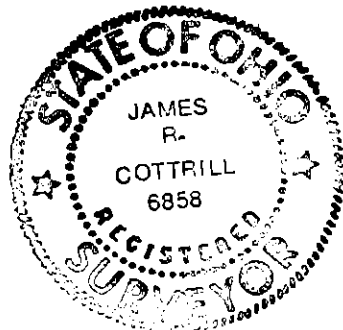
Bearings are based on the centerline of Pringle-Benjamin Road (South 88° 15 minutes 00 seconds East) as described in Deed Book 277 page 849.

With the benefit of a new and existing 30 ft. drainage easement extending from the southeast corner of the hereinabove described 2.2770 acre tract to the south east corner of said 20.684 acre tract, also the Morain open ditch #11 and being more particular shown on plat accompanying this legal description.

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 August 3, 2009 by James R. Cottrill registration #6858. (Job #S090708A)




James R. Cottrill, P.S.

9.0466 Acre Tract
Surveyed for Mary McGlaughlin

The following described 9.0466 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 8423 and 6285, and being part of a 20.684 acre tract conveyed to Mary M. Edwards McGlaughlin by Deed Book 277 page 849, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Pringle Benjamin Road (County Road 65)(right-of-way width unknown) said mag nail is at the northwest corner of said 20.684 acre tract and the northeast corner of a 3.50024 acre tract conveyed to Mark D. and Alicia L. Tremayne by Official Record 155 page 2302;

Thence, with the centerline of said Pringle-Benjamin Road, South 88° 15 minutes 00 seconds East a distance of 270.00 ft. to a mag nail set;

Thence, across said 20.684 acre tract the following 4 new courses:

- 1) South 01° 29 minutes 28 seconds West, passing an iron pin and cap set at 32.47 ft., a total distance of 355.73 ft. to an iron pin and cap set
- 2) South 00° 45 minutes 20 seconds West a distance of 103.77 ft. to an iron pin and cap set
- 3) South 86° 01 minutes 35 seconds East a distance of 222.72 ft. to an iron pin and cap set
- 4) South 00° 53 minutes 27 seconds East a distance of 541.28 ft. to an iron pin and cap set in the north line of a 62.25 acre tract conveyed to Ronald G. and Donna J. Guyton

Thence, with said 62.25 acre tract the following 3 courses:

- 1) North 89° 06 minutes 56 seconds West a distance of 502.03 ft. to a cornerstone found
- 2) North 01° 22 minutes 28 seconds East a distance of 345.26 ft. to a cornerstone found
- 3) North 88° 55 minutes 56 seconds West a distance of 2.74 ft. to the southeast corner of said 3.50024 acre tract;

Thence, with the east line of said 3.50024 acre tract, North 00° 33 minutes 41 seconds East, passing a 5/8 inch diameter rebar found at 1.98 ft., also passing a 3/8 inch diameter iron pin found at 641.19 ft., a total distance of 671.33 ft. returning to the point beginning containing **9.0466 Acres** more or less.

Bearings are based on the centerline of Pringle-Benjamin Road (South 88° 15 minutes 00 seconds East) as described in Deed Book 277 page 849.

Subject to all easements shown on plat accompanying this legal description.

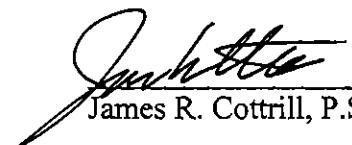
With the benefit of a new and existing 30 ft. drainage easement extending from the east line of the hereinabove described 9.0466 acre tract, along the center of an existing tile, to the south east corner of said 20.684 acre tract, also the Morain open ditch #11 and being more particular shown on plat accompanying this legal description.

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 August 3, 2009 by James R. Cottrill registration #6858 (Job #S090708)




James R. Cottrill, P.S.

9.3443 Acre Tract
Surveyed for Mary McGlaughlin

The following described 9.3443 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 8423 and 6285, and being part of a 20.684 acre tract conveyed to Mary M. Edwards McGlaughlin by Deed Book 277 page 849, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found in the centerline of Pringle Benjamin Road (County Road 65)(right-of-way width unknown) said mag nail is at the northeast corner of said 20.684 acre tract and the northwest corner of Wrightsville Estates as shown on slide # 466;

Thence, with the west line of said that Wrightsville Estates, South 09° 31 minutes 00 seconds East, passing an iron pin and cap set at 21.76 ft., also passing the northwest corner of Lot 1 of said Wrightsville Estates conveyed to Carol L. Young by Official Record 200 page 2152 at 30.60 ft., a total distance of 670.25 ft. to a ½" diameter iron pipe found at the southwest corner of said Lot 1, also being corner to a 62.25 acre tract conveyed to Ronald G. and Donna J. Guyton by Deed Book 281 page 221;

Thence, with said 62.25 acre tract the following 2 courses:

- 1) South 06° 22 minutes 33 seconds West a distance of 346.57 ft. to an iron pin and cap set at the base of an old wooden fence post
- 2) North 89° 06 minutes 56 seconds West a distance of 401.13 ft. to an iron pin and cap set

Thence, with a new line across said 20.684 acre tract, North 00° 53 minutes 27 seconds West, passing an iron pin and caps set at 541.28 ft. and 980.03 ft., a total distance of 1009.90 ft. to a mag nail set in the centerline of said Pringle-Benjamin Road;

Thence, with the centerline of said Pringle-Benjamin Road, South 88° 15 minutes 00 seconds East a distance of 344.61 ft. returning to the point beginning containing **9.3443 Acres** more or less.

Bearings are based on the centerline of Pringle-Benjamin Road (South 88° 15 minutes 00 seconds East) as described in Deed Book 277 page 849.

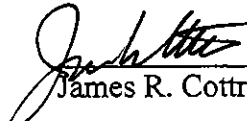
Subject to all easements shown on plat accompanying this legal description.

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 August 3, 2009 by James R. Cottrill registration #6858. (Job #S090708B)




James R. Cottrill, P.S.