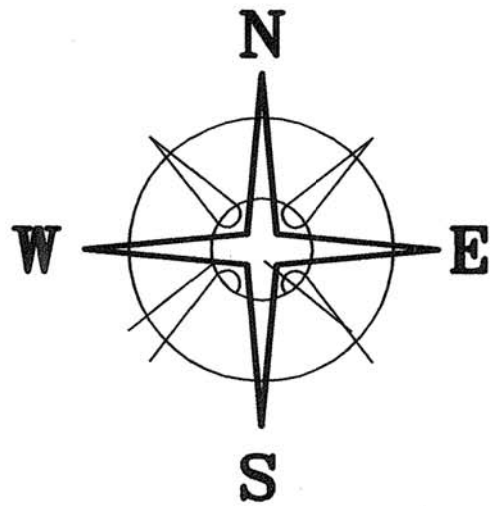


STATE ROUTE 323 (60'R/W)

S 88°00'00" W 380.69'



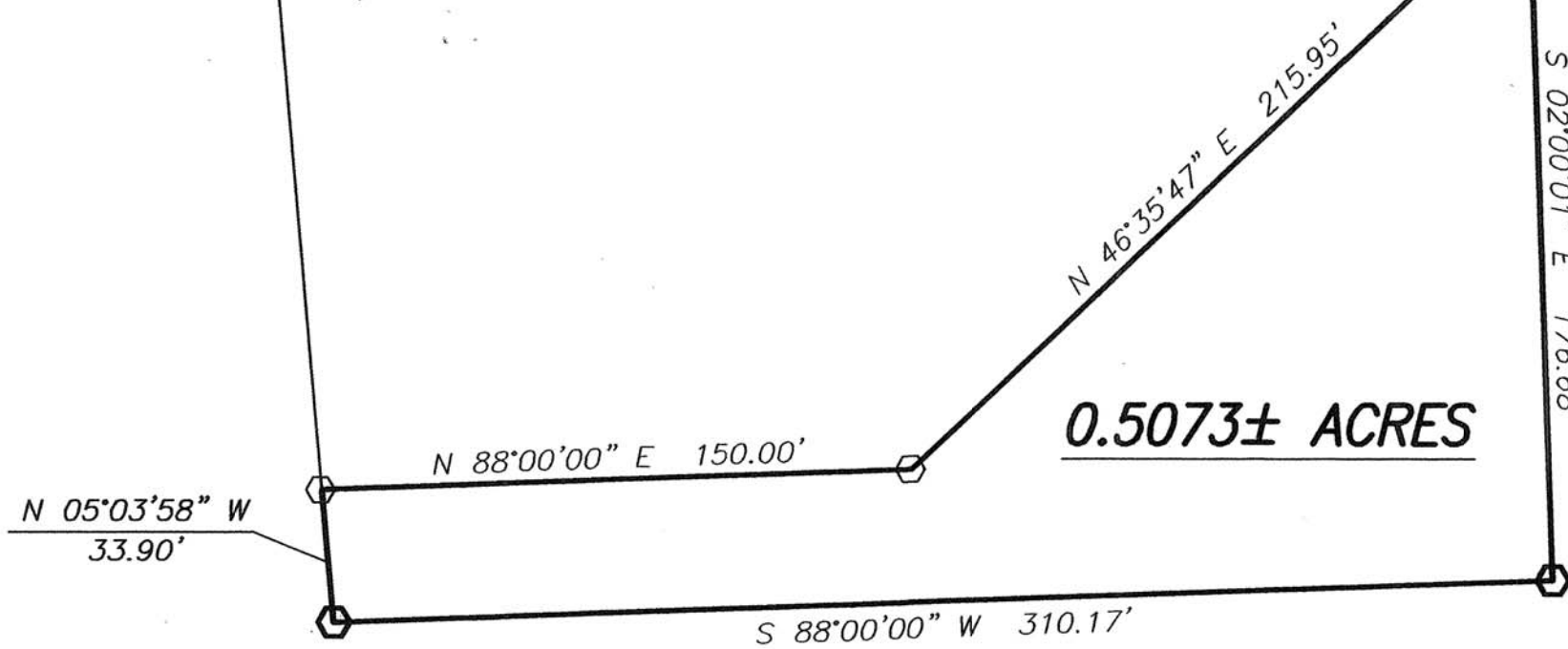
MATTHEW & AMANDA
CORDELL
OFFICIAL RECORD 245 PAGE 527
2.6969 ACRES

20' DRAINAGE
EASEMENT

V.M.S. 7263/7799
V.M.S. 7897

NOTE

0.5073± ACRE TRACT IS TO BECOME PART OF
AND CONTINGENT TO CORDELL'S 2.6969 ACRE TRACT.



0.5073± ACRES

LEGEND

- PONY SPIKE (FOUND)
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL LLC 6858" (SET)
- MAG NAIL (PREVIOUSLY SET)
- ⊖ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

DEED REFERENCE

DANIEL L. THOMPSON
OFFICIAL RECORD 214 PAGE 2655
20.5255 ACRES



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

DATE: 4/8/10

COTTRILL SURVEYING, L.L.C.

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

0.5073 ACRES, V.M.S. 7897
RANGE TOWNSHIP, MADISON COUNTY
STATE OF OHIO
SURVEYED FOR MATT CORDELL

DATE DRAWN:
4/7/10
JOB # S100402
F. B. #

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

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

27-10

0.5073 Acre Tract
Surveyed for Matt Cordell

The following described 0.5073 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 7897, and being part of a 20.5255 acre tract conveyed to Daniel L. Thompson by Official Record 214 page 2655, and being more particularly described as follows:

Commencing at a mag nail previously set in the centerline of State Route 323 (60 ft. right-of-way) said mag nail is at the northeast corner of a 2.6969 acre tract conveyed to Matthew and Amanda Cordell by Official Record 245 page 527 and corner to said 20.5255 acre tract;

Thence, with the line between said 2.6969 and 20.5255 acre tracts, South 02° 00 minutes 01 seconds East, passing an iron pin and cap previously set at 30.00 ft., a total distance of 257.08 ft. to an iron pin and cap previously set at the south east corner of said 2.6969 acre tract and **The True Point Beginning**;

Thence, across said 20.5255 acre tract the following 3 new courses:

- 1) South 02° 00 minutes 01 seconds East a distance of 176.68 ft. to an iron pin and cap set
- 2) South 88° 00 minutes 00 seconds West a distance of 310.17 ft. to an iron pin and cap set
- 3) North 05° 03 minutes 58 seconds West a distance of 33.90 ft. to an iron pin and cap previously set at the southwest corner of said 2.6969 acre tract

Thence, with said 2.6969 acre tract the following 2 courses:

- 1) North 88° 00 minutes 00 seconds East a distance of 150.00 ft. to an iron pin and cap set
- 2) North 46° 35 minutes 47 seconds East a distance of 215.95 ft. returning to **The True Point Beginning** containing 0.5073 acres more or less.

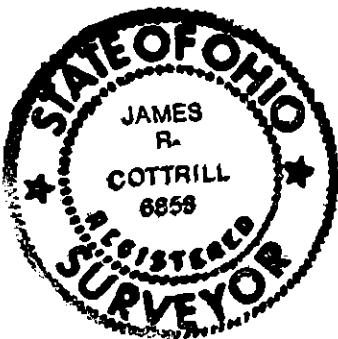
The hereinabove described 0.5073 acre tract is to become part of and contingent to Cordell's 2.6969 acre tract.

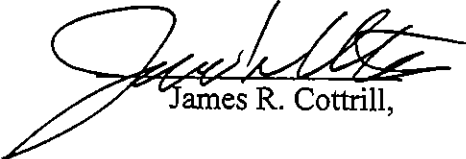
Bearings are based on the centerline of 323 (North 88° 00 minutes East) as described in Official Record 214 page 2655.

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 April 8, 2010 by James R. Cottrill registration #6858. (Job #S100402)




James R. Cottrill,