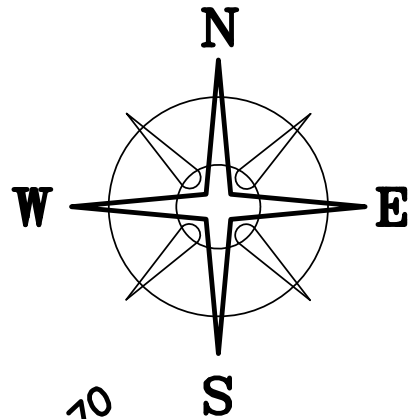


BEARINGS ARE BASED ON THE  $\text{CL}$  OF HIGH FREE PIKE (N53°40'00"E)  
AS DESCRIBED IN OFFICIAL RECORD 91 PAGE 611.



**DEED REFERENCE**  
**ROBERT L FRY, etal**  
**OR 91 P 611**  
**14.3215 ACRES**

INTERSTATE 70

HIGH FREE PIKE (CR 49)(60'R/W)

STATE ROUTE 142 (R/W VARIES)

ATZR PROPERTIES LLC  
OR 265 P 1060  
1.145 ACRES

ROBERT L (TUCKER) II & TONIA  
FRY  
OR 144 P 1688  
1.4372 ACRES

**0.8625± ACRES**

**NOTE**

0.8625± ACRE TRACT IS TO BECOME PART OF  
AND CONTINGENT OF FRY'S 1.4372 ACRE TRACT.

- IRON PIPE (FOUND)
- 3/4"  $\phi$  IRON PIPE & YELLOW PLASTIC CAP STAMPED "BROWNING 7377" (FOUND)
- △  $\text{CL}$  R/W MONUMENT (FOUND)
- MAG NAIL (SET)
- ◇ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

**COTTRILL SURVEYING, L.L.C.**

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

**0.8625± ACRES, VMS 2679,  
JEFFERSON TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR BOB FRY**

DATE DRAWN:  
10/20/11  
JOB # S110911  
F. B. #

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

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

DATE: \_\_\_\_\_

The following described 0.8625 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2679, and being part of a 14.3215 acre tract conveyed to Robert L. Fry, Et al by Official Record 91 page 611, and being more particularly described as follows:

Commencing at a centerline right-of-way monument found at the centerline intersection of State Route 142 (right-of-way width varies) with the centerline of High Free Pike (County Road 49) (60 ft. right-of-way);

Thence, with the centerline of said High Free Pike, North 53° 40 minutes 00 seconds East a distance of 1571.00 ft. to a mag nail set corner to said 14.3215 acre tract and the northwest corner of a 1.4372 acre tract conveyed to Robert L. (Tucker) II and Tonia Fry by Official Record 144 page 1688, from said nail a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Browning 7377" found bears South 32° 20 minutes 37 seconds East a distance of 30.06 ft., said mag nail is also at **The True Point Beginning**;

Thence, with the southwest line of said 1.4372 acre tract, South 30° 45 minutes 03 seconds East a distance of 274.59 ft. to a 3/4 inch diameter iron pipe found at the southernmost corner of said 1.4372 acre tract;

Thence, across said 14.3215 acre tract the following 2 new courses:

- 1) South 53° 55 minutes 40 seconds West a distance of 137.59 ft. to an iron pin and cap set
- 2) North 30° 45 minutes 03 seconds West, passing an iron pin and cap set at 243.49 ft., a total distance of 273.96 ft. to a mag nail set in the centerline of said High Free Pike;

Thence, with the centerline of said High Free Pike, North 53° 40 minutes 00 seconds East a distance of 137.66 ft. returning to **The True Point Beginning** containing **0.8625 Acres** more or less.

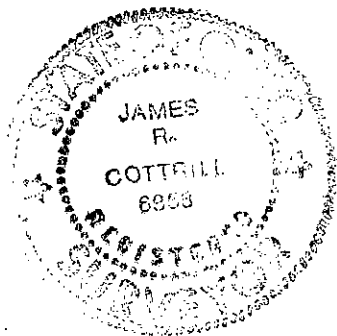
The hereinabove described 0.8625 acre tract is to become part of and contingent to said Friday's 1.4372 acre tract.

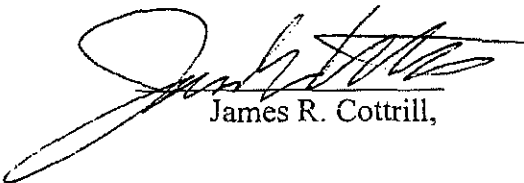
Bearings are based on the centerline of High Free Pike (North 53° 40 minutes 00 seconds East) as described in Official Record 91 page 611.

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 20, 2011 by James R. Cottrill registration #6858. (Job #S110911)



  
James R. Cottrill,