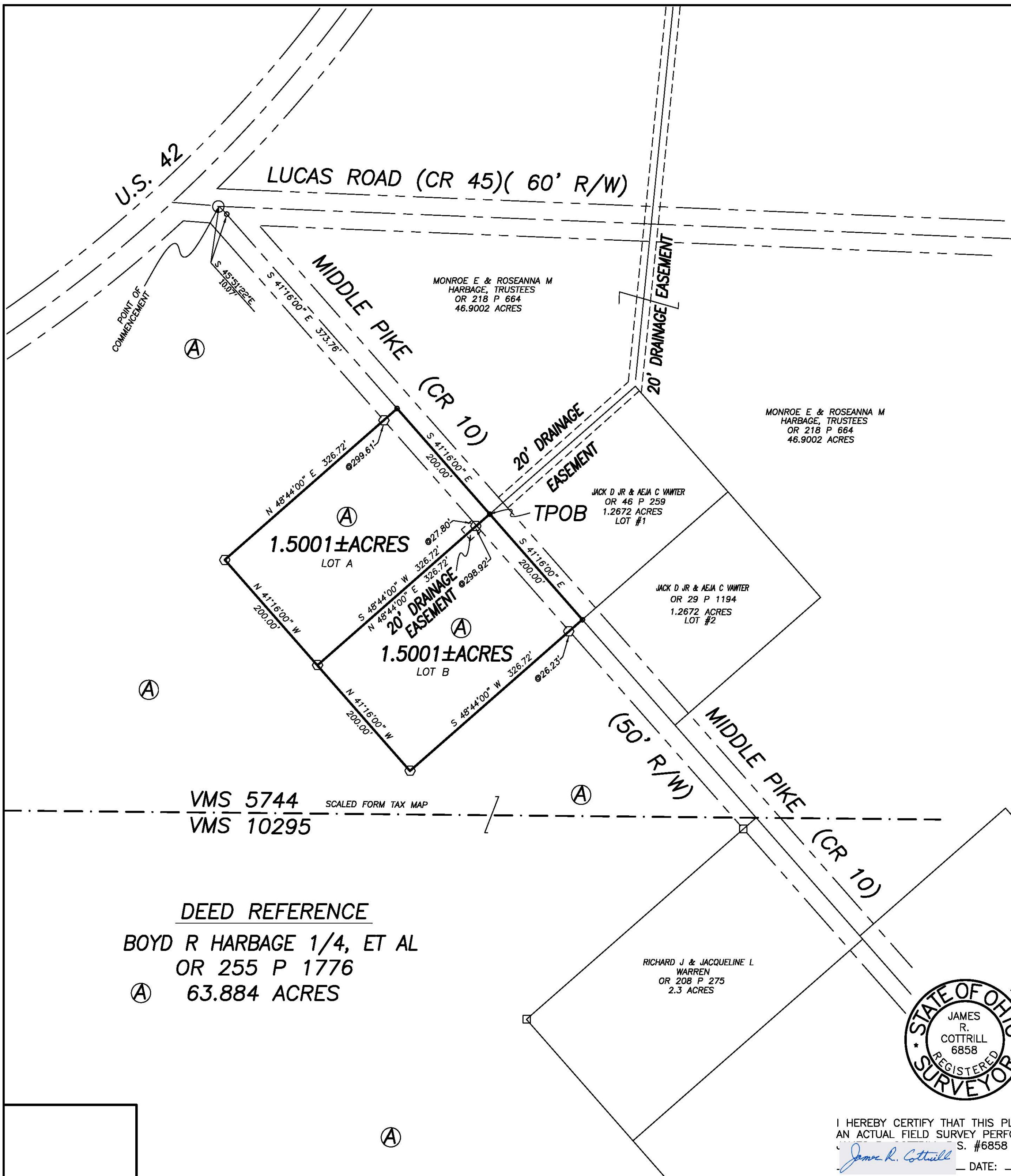
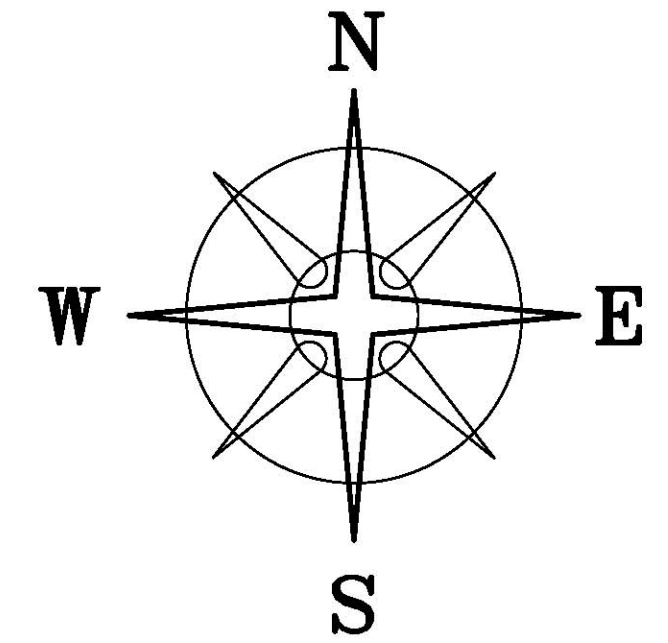


BEARINGS BASED ON THE C OF MIDDLE PIKE
(N 41°16'W) AS DESCRIBED IN D.B. 293 PG. 391.



U.S. 42

LUCAS ROAD (CR 45) (60' R/W)

MIDDLE PIKE (CR 10)

1.5001±ACRES
LOT A

1.5001±ACRES
LOT B

MONROE E & ROSEANNA M
HARBAGE, TRUSTEES
OR 218 P 664
46.9002 ACRES

MONROE E & ROSEANNA M
HARBAGE, TRUSTEES
OR 218 P 664
46.9002 ACRES

JACK D JR & AELIA C VAWTER
OR 46 P 259
1.2672 ACRES
LOT #1

JACK D JR & AELIA C VAWTER
OR 29 P 1194
1.2672 ACRES
LOT #2

RICHARD J & JACQUELINE L
WARREN
OR 208 P 275
2.3 ACRES

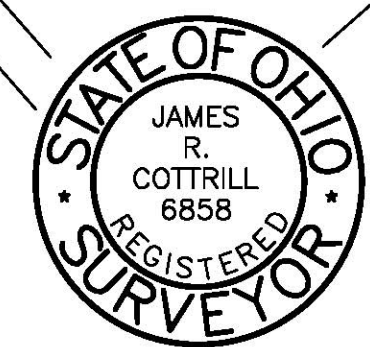
VMS 5744
VMS 10295
SCALED FROM TAX MAP

DEED REFERENCE
BOYD R HARBAGE 1/4, ET AL
OR 255 P 1776
63.884 ACRES

LEGEND

- IRON PIN (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- 5/8" Ø 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 S. #6858
DATE: _____

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

**LOT SPLITS, VMS 5744,
CANAAN TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR BOYD R HARBAGE**

DATE DRAWN: 6/05/12	SCALE: 1" = 100'	CREW: MW
JOB # S120601	100' 50' 0 100'	DWN. BY: RC
F. B. #		CK. BY: _____

1.5001 Acre Tract (Lot A)
Surveyed for Boyd R. Harbage

The following described 1.5001 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 5744, being part of a 63.884 acre tract conveyed to Boyd R. Harbage 1/4 Et al by Official Record 255 page 1776, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Lucas Road (County Road 45) (60 ft. right-of-way) with the centerline of Middle Pike (County Road 10) (50 ft. right-of-way);

Thence, with the centerline of said Middle Pike the following two courses:

- 1) South 45° 51 minutes 22 seconds East a distance of 10.07 ft. to a mag nail set over an iron pin found
- 2) South 41° 16 minutes 00 seconds East, passing a mag nail set at 373.76 ft., a total distance of 573.76 ft. to a mag nail set at **The True Point of Beginning;**

Thence, across said 63.884 acre tract the following 3 new courses:

- 1) **South 48° 44 minutes 00 seconds West**, passing an iron pin and cap set at 27.80 ft., a total distance of **326.72** ft. to an iron pin and cap set
- 2) **North 41° 16 minutes 00 seconds West** a distance of **200.00** ft. to an iron pin and cap set
- 3) **North 48° 44 minutes 00 seconds East**, passing an iron pin and cap set at 299.61 ft., a total distance of **326.72** ft. to a mag nail set in the centerline of said Middle Pike;

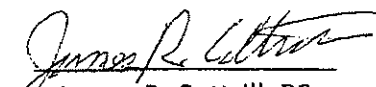
Thence, with the centerline of said Middle Pike, **South 41° 16 minutes 00 seconds East** a distance of **200.00** ft. returning to **The True Point Beginning** containing **1.5001 Acres** more or less.

Bearings are based on the centerline of Middle Pike (North 41° 16 minutes West) as described in Deed Book 293 page 391.

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 June 6, 2012 by James R. Cottrill registration #6858. (Job #S120601-1.5001LOTA)


James R. Cottrill, PS



1.5001 Acre Tract (Lot B)
Surveyed for Boyd R. Harbage

The following described 1.5001 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 5744, being part of a 63.884 acre tract conveyed to Boyd R. Harbage 1/4 Et al by Official Record 255 page 1776, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Lucas Road (County Road 45) (60 ft. right-of-way) with the centerline of Middle Pike (County Road 10) (50 ft. right-of-way);

Thence, with the centerline of said Middle Pike the following two courses:

- 1) South 45° 51 minutes 22 seconds East a distance of 10.07 ft. to a mag nail set over an iron pin found
- 2) South 41° 16 minutes 00 seconds East, passing a mag nail set at 373.76 ft., a total distance of 573.76 ft. to a mag nail set at **The True Point of Beginning;**

Thence, continuing with the centerline of said Middle Pike, **South 41° 16 minutes 00 seconds East** a distance of **200.00** ft. to a mag nail set;

Thence, across said 63.884 acre tract the following 3 new courses:

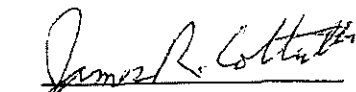
- 1) **South 48° 44 minutes 00 seconds West**, passing an iron pin and cap set at 26.23 ft., a total distance of **326.72** ft. to an iron pin and cap set
- 2) **North 41° 16 minutes 00 seconds West** a distance of **200.00** ft. to an iron pin and cap set
- 3) **North 48° 44 minutes 00 seconds East**, passing an iron pin and cap set at 298.92 ft., a total distance of **326.72** ft. returning to **The True Point Beginning** containing **1.5001 Acres** more or less.

Bearings are based on the centerline of Middle Pike (North 41° 16 minutes West) as described in Deed Book 293 page 391.

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 June 6, 2012 by James R. Cottrill registration #6858. (Job #S120601-1.5001LOTB)


James R. Cottrill, PS

