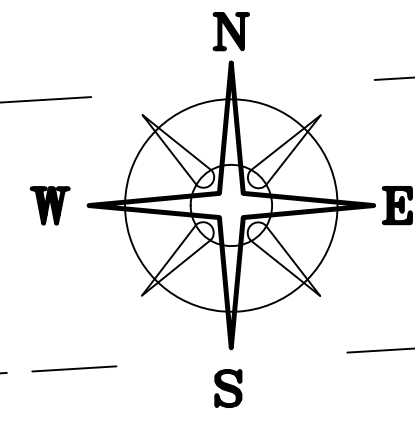


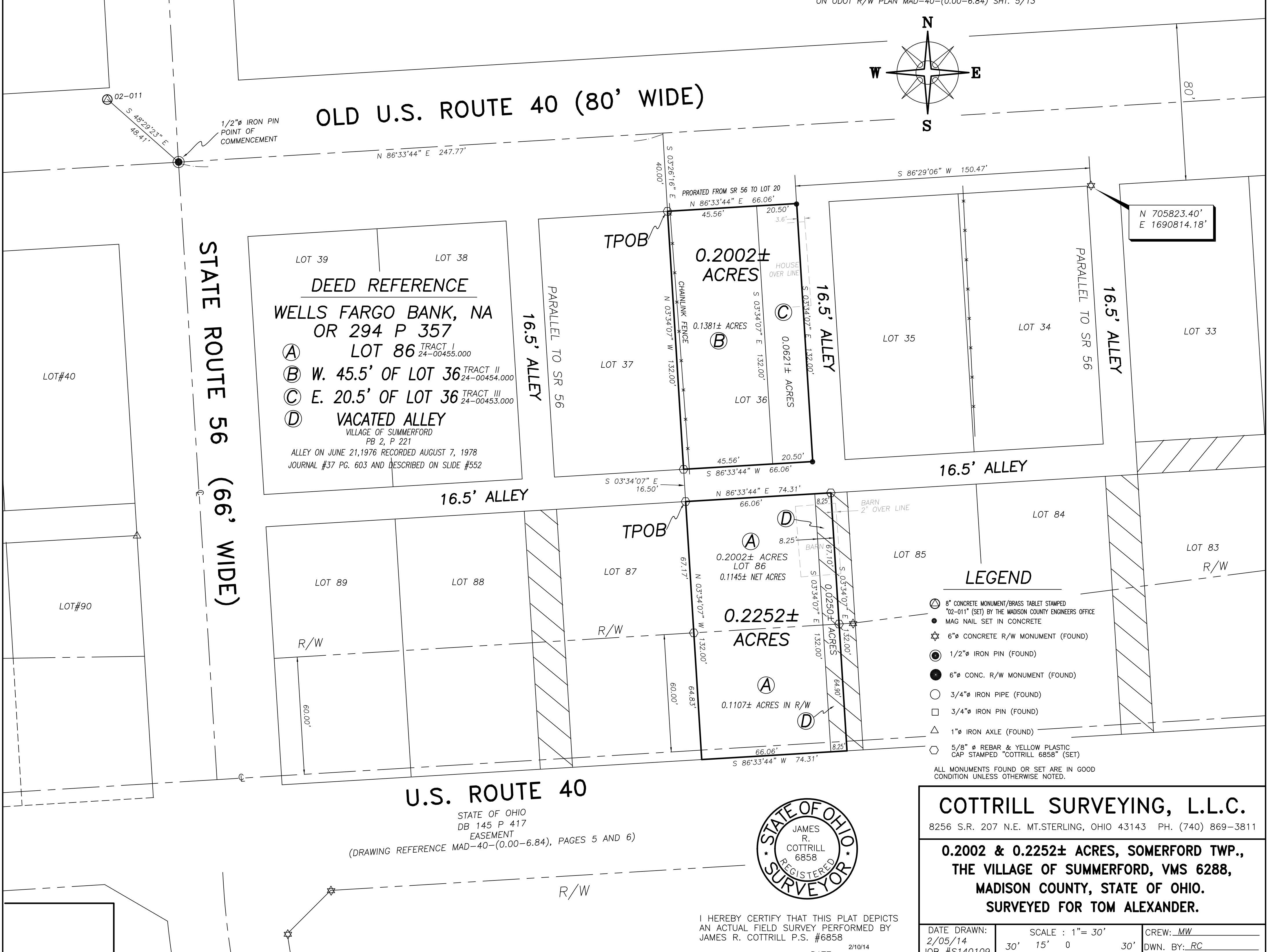
BEARINGS BASED ON THE  $\angle$  OF US 40 (N86°30'E) AS SHOWN ON ODOT R/W PLAN MAD-40-(0.00-6.84) SHT. 5/13



**OLD U.S. ROUTE 40 (80' WIDE)**

**STATE ROUTE 56 (66' WIDE)**

**DEED REFERENCE**  
**WELLS FARGO BANK, NA**  
**OR 294 P 357**  
 (A) LOT 86 TRACT I 24-00455.000  
 (B) W. 45.5' OF LOT 36 TRACT II 24-00454.000  
 (C) E. 20.5' OF LOT 36 TRACT III 24-00453.000  
 (D) VACATED ALLEY  
 VILLAGE OF SUMMERFORD  
 PB 2, P 221  
 ALLEY ON JUNE 21, 1976 RECORDED AUGUST 7, 1978  
 JOURNAL #37 PG. 603 AND DESCRIBED ON SLIDE #552



**LEGEND**

- ⊙ 8" CONCRETE MONUMENT/BRASS TABLET STAMPED "02-011" (SET) BY THE MADISON COUNTY ENGINEERS OFFICE
  - MAG NAIL SET IN CONCRETE
  - ⊛ 6" CONCRETE R/W MONUMENT (FOUND)
  - ⦿ 1/2" IRON PIN (FOUND)
  - 6" CONC. R/W MONUMENT (FOUND)
  - 3/4" IRON PIPE (FOUND)
  - 3/4" IRON PIN (FOUND)
  - △ 1" IRON AXLE (FOUND)
  - ⊕ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

**U.S. ROUTE 40**

STATE OF OHIO  
 DB 145 P 417  
 EASEMENT  
 (DRAWING REFERENCE MAD-40-(0.00-6.84), PAGES 5 AND 6)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
 DATE: 2/10/14

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

**0.2002 & 0.2252± ACRES, SOMERFORD TWP., THE VILLAGE OF SUMMERFORD, VMS 6288, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR TOM ALEXANDER.**

DATE DRAWN: 2/05/14	SCALE : 1" = 30'	CREW: MW
JOB #S140109	30' 15' 0 30'	DWN. BY: RC
F. B. #		CK. BY:

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **0.2002 Acre Tract**

#### **Surveyed for Wells Fargo Bank, NA**

The following describe 0.2002 acre tract is situated in the state of Ohio, Madison County, Somerford Township, the Village of Summerford as recorded in Plat Book 2 page 221, VMS 6288, and being all of the West 45.5 feet of Lot 36 (Tract II, 24-00454.000) and all of the East 20.5 feet of lot 36 (Tract III, 24-00453.000) both tracts conveyed to Wells Fargo Bank, NA by Official Record 294 page 357, and being more particularly described as follows:

Commencing at a 1/2 inch diameter iron pin found at the centerline intersection of Old US Route 40 (80 feet wide) with State Route 56 (66 feet wide);

Thence, with the centerline of said Old US Route 40, North 86° 33' 44" East a distance of 247.77 feet;

Thence, South 03° 26' 16" East a distance of 40.00 feet to an iron pin and cap set at the northern corner common to said Lot 36 and Lot 37 of said village and **The True Point of Beginning**;

Thence, with the south line of said Old US Route 40, **North 86° 33' 44" East**, passing the northwest corner of said east 20.5 feet of lot 36 at 45.56 feet, a total distance of **66.06 feet** to an iron pin and cap set at the northwest corner of a 16.5 foot alley;

Thence, with the west line of said 16.5 feet alley, **South 03° 34' 07" East** a distance of **132.00 feet** to an iron pin and cap set at the southeast corner of said lot 36 and corner to another 16.5 feet alley;

Thence, with the south line of said lot 36 and the north line of said 16.5 feet alley, **South 86° 33' 44" West**, passing the southeast corner of the west 45.5 feet of said lot 36 at 20.50 feet, a total distance of **66.06 feet** to an iron pin and cap set at the southern corner common to said Lots 36 and 37;

Thence, with the line between said Lots 36 and 37, **North 03° 34' 07" West** a distance of **132.00 feet** returning to **The True Point of Beginning** containing **0.2002 Acres** more or less (being all of said Lot 36), 0.1381 acres more or less is all of the west 45.5 feet of Lot 36, and 0.0621 acres more or less is all of the east 20.5 feet of Lot 36.

Bearings are bases on the centerline of US Route 40 (North 86° 30' East) as shown on ODOT right-of-way plan MAD-40-(0.00-6.84) SHT. 5/13.

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 February 6, 2014 by James R. Cottrill registration #6858. (Job #S140109-0-2002AC)

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James R. Cottrill, PS

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **0.2252 Acre Tract**

#### **Surveyed for Wells Fargo Bank, NA**

The following describe 0.2252 acre tract is situated in the state of Ohio, Madison County, Somerford Township, the Village of Summerford as recorded in Plat Book 2 page 221, VMS 6288, and being all of Lot 86 (Tract I, 24-00455.000) and all of the west 1/2 of a vacated alley as shown on slide #552 (Tract III, no parcel number) both tracts conveyed to Wells Fargo Bank, NA by Official Record 294 page 357, and being more particularly described as follows:

Commencing at a 1/2 inch diameter iron pin found at the centerline intersection of Old US Route 40 (80 feet wide) with State Route 56 (66 feet wide);

Thence, with the centerline of said Old US Route 40, North 86° 33' 44" East a distance of 247.77 feet;

Thence, South 03° 26' 16" East a distance of 40.00 feet to an iron pin and cap set at the northern corner common to said Lot 36 and Lot 37 of said village;

Thence, with the line between said Lots 36 and 37, South 03° 34' 07" East a distance of 132.00 feet to an iron pin and cap set in the north line of a 16.5 feet alley;

Thence, across said 16.5 feet alley, South 03° 34' 07" East a distance of 16.5 feet to an iron pin and cap set at the northern corner common to said Lot 86 and lot 87 of said subdivision, and **The True Point of Beginning;**

Thence, with the south line of said 16.5 feet alley, **North 86° 33' 44" East**, passing the northwest corner of said vacated alley at 66.06 feet, a total distance of **74.31 feet** to an iron pin and cap set in the center of said 16.5 foot vacated alley;

Thence, with the center of said 16.5 feet vacated alley, **South 03° 34' 07" East**, passing an iron pin and cap set in the north right-of-way line of US Route 40 at 67.10 feet, a total distance of **132.00 feet** to the south line of the Village of Summerford;

Thence, with the south line of said Village, **South 86° 33' 44" West**, passing the southeast corner of the said Lot 86 at 8.25 feet, a total distance of **74.31 feet** to the southeast corner of said lot 87;

Thence, with the line between said Lots 86 and 87, **North 03° 34' 07" West**, passing an iron pin and cap set in the north right-of-way line of said US Route 40 at 64.83 feet, a total distance of **132.00 feet** returning to **The True Point of Beginning** containing **0.2252 Acres** more or less, of which 0.2002 acres more or less is all of said Lot 86, and 0.0250 acres more or less is all of the west one half of said vacated alley, also there are 0.1145 net acres more or less.

Bearings are bases on the centerline of US Route 40 (North 86° 30' East) as shown on ODOT right-of-way plan MAD-40-(0.00-6.84) SHT. 5/13.

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 February 6, 2014 by James R. Cottrill registration #6858. (Job #S140109-0-2252AC)

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James R. Cottrill, PS