



FOSTER REDMAN

ROAD (CR 74)

CHRISMAN ROAD

S 89°23'46" E 2951.24'  
POINT OF COMMENCEMENT

(CR 20) (50' R/W)

S 80°22'07" E 2251.49'

N=639493.46',  
E=1717179.98'

VMS 7948  
VMS 5454

CHRISMAN ROAD (CR 20) (50' R/W)

TPOB

2.5000±  
ACRES

MARY HELEN CRAIG  
DB 177 P 369  
5.647 ACRES

STEPHEN R CRAIG  
OR 25 P 1188  
191.400 ACRES

DEED REFERENCE

HOWARD SHUMATE  
OR 267 P 1121

Ⓐ 77.48 ORIG. ACRES (FIRST TRACT)  
21-00265.000

75.9664 ACRES (AFTER 1.5136 ACRE EXCEPTION)

LEGEND

- 1" SQ. SOLID IRON PIN (FOUND)
- 3/4" IRON PIPE AND YELLOW CAP STAMPED "R.E.T. 6852" (FOUND)
- IRON PIN (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 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

DATE: 6/16/14

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

2.5000± ACRES, V.M.S. 7948,  
RANGE TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR HOWARD SHUMATE

DATE DRAWN: 6/13/14	SCALE : 1" = 100' 100' 50' 0 100'	CREW: MW DWN. BY: RC
JOB # S140609	F. B. #	CK. BY:

## ***Cottrill Surveying, LLC***

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

### ***2.5000 Acre Tract Surveyed for Howard Shumate***

The following describe 2.5000 acre tract is situated in the state of Ohio, Madison County, Range Township, VMS 7948, and being part of the original 77.48 acre tract (First Tract)(2100265.000) conveyed to Howard Shumate by Official Record 267 page 1121, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Foster Redman Road (County Road 74) with Chrisman Road (County Road 20) (50 Feet Right-Of-Way);

Thence, with the centerline of said Chrisman Road the following 3 courses:

- 1) South 89° 23' 46" East a distance of 2951.24 feet to an iron pin found
- 2) South 80° 22' 07" East a distance of 2251.49 feet to an iron pin found
- 3) South 80° 31' 31" East a distance of 444.91 feet to a 1 in.<sup>2</sup> iron pin found at the Northwest corner of said original 77.48 acre tract, the Northeast corner of a 191.400 acre tract conveyed to Stephen R Craig by Official Record 25 page 1188, the Northeast corner of a 5.647 acre tract conveyed to Mary Helen Craig by Deed Book 177 page 369 (part of this tract is part of said 191.400 acre tract), corner to VMS 7948 and 5454, and **The True Point of Beginning**;

Thence, continuing with the centerline of said Chrisman Road, **North 56° 22' 07" East** a distance of **287.52 feet** to a mag nail set;

Thence, across said 77.48 original acre tract the following two new courses:

- 1) **South 00° 05' 10" East**, passing an iron pin and cap set at 25.00 feet, a total distance of **533.88 feet** to an iron pin and cap set
- 2) **South 89° 54' 50" West** a distance of **239.63 feet** to an iron pin and cap set in the East line of said 5.647 acre tract and said VMS line;

Thence, with said VMS line and the East line of said 5.647 acre tract, **North 00° 05' 10" West**, passing an iron pin and cap set at 350.00 feet, a total distance of **375.00 feet** returning to **The True Point of Beginning** containing **2.5000 Acres** more or less.

With the benefit of a 30 foot Drainage Easement extending across said 77.48 acre tract and is tangent to and 30 feet East of the West line of said 77.48 acre tract and extends from the South line of the hereinabove described 2.5000 acre tract to the centerline of Mud Run and being more particularly described as follows: beginning at an iron pin and cap set at the Southwest corner of the hereinabove described 2.5000 acre tract; thence, with the South line of said 2.5000 acre tract North 89° 54' 50" East a distance of 30.00 feet; thence, across said 77.48 acre tract, South 00° 05' 10" East a distance of 493.74 feet to a point in the centerline of mud run; thence, with the centerline of said mud run, North 70° 07' 17" West a distance of 31.92 feet to a point in the West line of said 77.48 acre tract; thence, with the West line of said 77.48 acre tract, North 00° 05' 10" West a distance of 482.85 feet returning to the point of beginning of said easement, being more particularly shown on plat accompanying this legal description.

Bearings are bases on the centerline of Chrisman Road (South 89° 00' East) as described in Deed Book 220 page 184.

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 26, 2014 by James R. Cottrill registration #6858. (Job #S140609-2-5000AC)

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James R. Cottrill, PS