

POINT OF COMMENCEMENT

STATE ROUTE 323 (50'R/W)

DANVILLE ROAD (CR-8) (4' R/W)

VMS 5220
VMS 6049

RANGE STREET (50')

ESTEPP JEFFREY G & JENNIFER G CLINE & BRENDA J STAMBAUGH
OR 232 1213
0.25 AC 0.25 AC 0.5 AC

BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/4/10
WGS 1984 GEODETIC NORTH

VMS 5220
VMS 6049

16.5' ALLEY

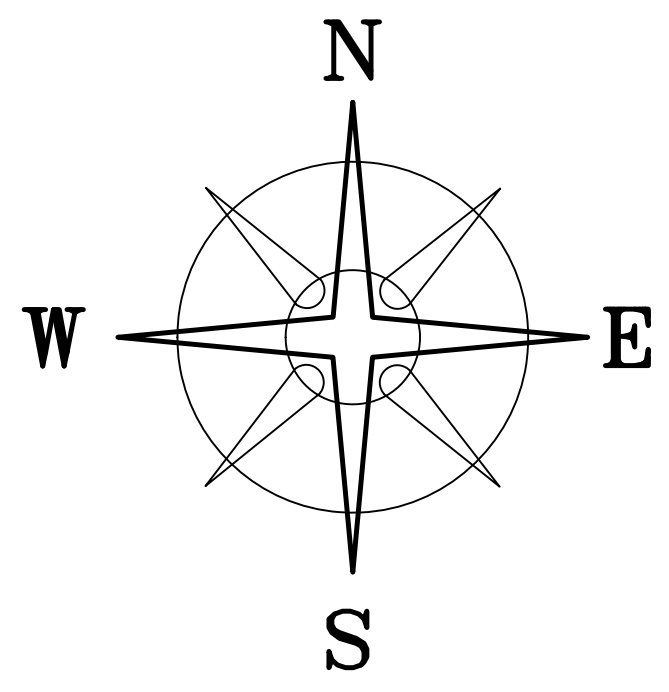
16.5' ALLEY

KAREN L GROVES
OR 244 P 816
0.266 ACRES

WEST BROAD STREET INVESTORS LTD AND OHIO LLC
OR 217 P 1579
0.35 ACRES

JAMES HALL
DB 248 P 539
0.23 ACRES

ROGER G & EVIE EILEEN SOCKMAN
OR 43 P 574
0.5 AC



ROBERT D & JANN MOOREHEAD
OR 275 P 253
1.85 ACRES

RANGE STREET (50')

(A) 0.3400± ACRES

(B) 2.1867± ACRES

VMS 6049
VMS 6391

MADISON COUNTY COMMISSIONERS
OR 108 P 345
11.95 AC.

LEGEND

- 2" IRON PIPE BENT (FOUND 2' DEEP)
- △ CENTER LINE MONUMENT
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

DEED REFERENCE

MICHAEL P HANN
OR 220 P 2511

- (A) 0.3 ACRES PARCEL ONE 21-00157.000
- (B) 2.20 ACRES PARCEL TWO 21-00056.000

MADISON COUNTY COMMISSIONERS
OR 108 P 345
11.95 AC.



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

DATE: 7-08-14

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

0.3400± & 2.1867, VMS 6049,
RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MICHAEL HANN.

| | | |
|-----------------------|------------------|-------------|
| DATE DRAWN: 7-2-14 | SCALE : 1" = 50' | CREW: MW |
| JOB # S140618 | 50' 25' 0 50' | DWN. BY: RC |
| F. B. # | | CK. BY: |

Cottrill Surveying, LLC

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

0.3400 Acre Tract Surveyed for Michael Hann

The following describe 0.3400 acre tract is situated in the state of Ohio, Madison County, Range Township, VMS 6049, being all of a 0.3 acre tract (21-00157.000) conveyed to Michael P Hann by Official Record 220 page 2511, and being more particularly described as follows:

Commencing at a centerline monument found at the centerline intersection of State Route 323 (50 feet right-of-way) with Danville Road (County Road 8) (44 feet right-of-way);

Thence, with the centerline of said Danville Road the following two courses:

- 1) South 00° 02' 38" East a distance of 184.98 feet to a 2 inch diameter iron pipe been (found 2 feet deep)
- 2) South 24° 09' 10" East a distance of 308.72 feet to a mag nail set at the Northwest corner of a 2.20 acre tract (21-00056.000) conveyed to Michael E Hann by Official Record 220 page 2511;

Thence, with the North line of said 2.20 acre tract, North 75° 57' 06" East a distance of 22.67 feet to an iron pin and cap set in the East right-of-way line of said Danville Road, at the Southeast corner of said 0.3 acre tract and **The True Point of Beginning**;

Thence, with the East right-of-way line of said Danville Rd., **North 24° 09' 10" West** a distance of **101.68 feet** to an iron pin and cap set at the Southwest corner of Range Street (50 feet wide);

Thence, with the South line of Said Range St., **South 87° 42' 05" East** a distance of **258.06 feet** to an iron pin and cap set in the West line of a 0.5 acre tract conveyed to Roger G and Evie Eileen Sockman by Official Record 43 page 574, said iron pin and cap is also at the Southeast corner of said Range Street and the Southeast corner of a 0.23 acre tract conveyed to James Hall by Deed Book 248 page 539;

Thence, with the West line of said 0.5 acre tract, **South 00° 01' 23" East** a distance of **28.32 feet** to an iron pin and cap set in the North line of said 2.20 acre tract;

Thence, with the North line of said 2.20 acre tract, **South 75° 57' 06" West** a distance of **222.92 feet** returning to **The True Point of Beginning** containing **0.3400 Acres** more or less.

Bearings are bases a GPS observation on 10/04/10, WGS 1984 Geodetic North.

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 July 8, 2014 by James R. Cottrill registration #6858. (Job #S140618-0-3400AC)

James R. Cottrill, PS

Cottrill Surveying, LLC

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

2.1867 Acre Tract *Surveyed for Michael Hann*

The following describe 2.1867 acre tract is situated in the state of Ohio, Madison County, Range Township, VMS 6049, being all of a 2.20 acre tract (21-00056.000) conveyed to Michael P Hann by Official Record 220 page 2511, and being more particularly described as follows:

Commencing at a centerline monument found at the centerline intersection of State Route 323 (50 feet right-of-way) with Danville Road (County Road 8) (44 feet right-of-way);

Thence, with the centerline of said Danville Road the following two courses:

- 1) South 00° 02' 38" East a distance of 184.98 feet to a 2 inch diameter iron pipe been (found 2 feet deep)
- 2) South 24° 09' 10" East a distance of 308.72 feet to a mag nail set at the Northwest corner of said 2.20 acre tract and **The True Point of Beginning;**

Thence, with the North line of said 2.20 acre tract, **North 75° 57' 06" East**, passing an iron pin and cap set at the Southwest corner of a 0.3 acre tract conveyed to Michael P Hann by Official Record 220 page 2511 at 22.67 feet, a total distance of **245.27 feet** to an iron pin and cap set at the Southwest corner of a 0.5 acre tract conveyed to Roger G and Evie Eileen Sockman by Official Record 43 page 574;

Thence, with the South line of said 0.5 acre tract, **North 75° 57' 06" East** a distance of **271.71 feet** to an iron pin and cap set in the West line of a 1.85 acre tract conveyed to Robert D and Jann Morehead by Official Record 275 page 253;

Thence, with the West line of said 1.85 acre tract, **South 00° 01' 23" East**, passing an iron pin and cap set at 200.53 feet, a total distance of **207.53 feet** to a very large Hedge Apple tree found in the North line of an 11.95 acre tract conveyed to Madison County Commissioners by Official Record 108 page 345;

Thence, with the North line of said 11.95 acre tract, **South 76° 03' 06" West**, passing iron pin and caps set at 6.50 and 398.87 feet, a total distance of **430.94 feet** to a railroad spike found at an angle point in the centerline of said Danville Road;

Thence, with the centerline of Said Danville Rd., **North 24° 09' 10" West** a distance of **203.75 feet** returning to **The True Point of Beginning** containing **2.1867 Acres** more or less.

Bearings are bases a GPS observation on 10/04/10, WGS 1984 Geodetic North.

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 July 8, 2014 by James R. Cottrill registration #6858. (Job #S140618-2-1867AC)

James R. Cottrill, PS