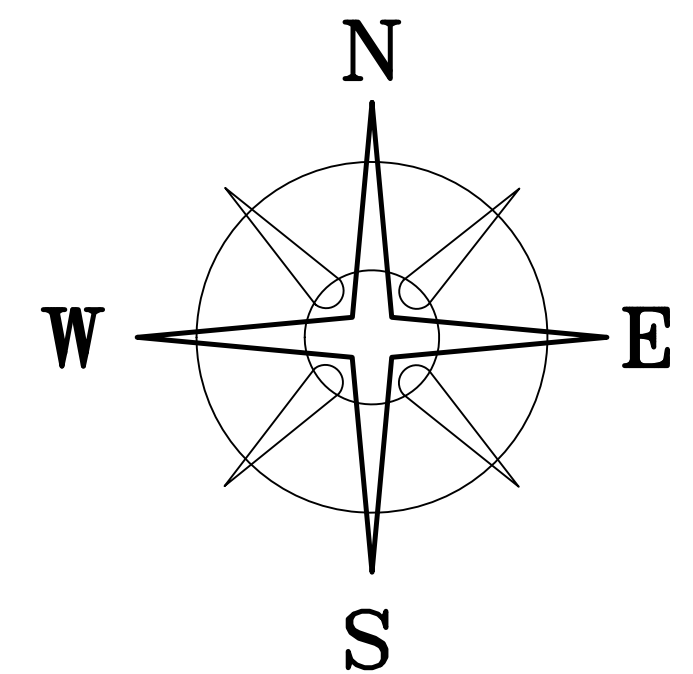


BEARINGS ARE BASED ON A GPS OBSERVATION ON 6/20/14  
WGS 1984 GEODETIC NORTH



**LEGEND**

- ⊙ WOOD FENCE POST (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR (FOUND)
- 3/8" Ø IRON PIN (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ 1/2" Ø THIN WALLED ELECTRICAL CONDUIT (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

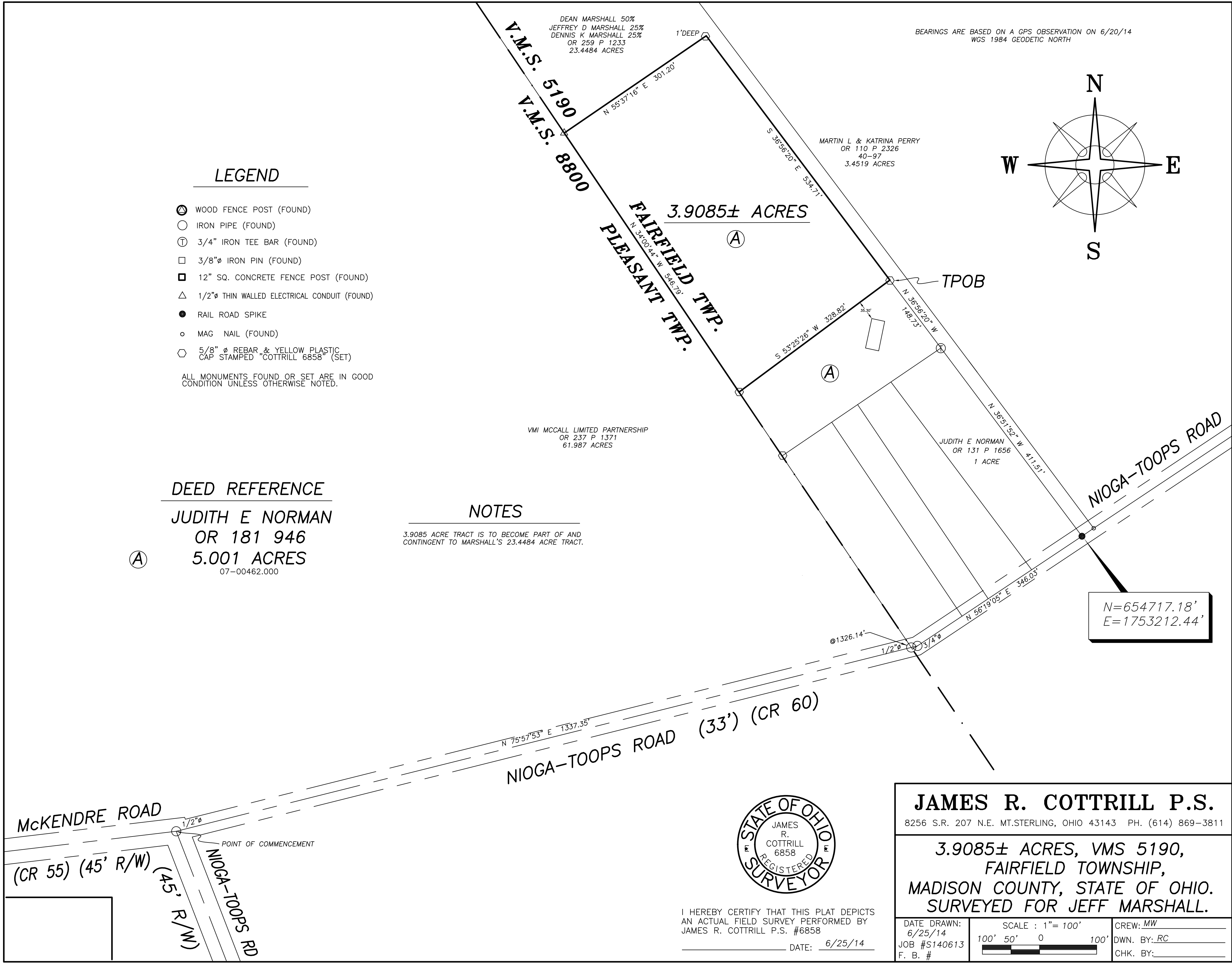
**DEED REFERENCE**

JUDITH E NORMAN  
OR 181 946  
5.001 ACRES  
07-00462.000

(A)

**NOTES**

3.9085 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO MARSHALL'S 23.4484 ACRE TRACT.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 6/25/14

**JAMES R. COTTRILL P.S.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

**3.9085± ACRES, VMS 5190, FAIRFIELD TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR JEFF MARSHALL.**

DATE DRAWN: 6/25/14	SCALE: 1" = 100'	CREW: MW
JOB #S140613	100' 50' 0 100'	DWN. BY: RC
F. B. #		CHK. BY:

## **Cottrill Surveying, LLC**

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

### **3.9085 Acre Tract** *Surveyed for Jeff Marshall*

The following describe 3.9085 acre tract is situated in the state of Ohio, Madison County, Fairfield Township, VMS 5190, and being part of a 5.001 acre tract (0700462.000) conveyed to Judith E Norman by Official Record 181 page 946, and being more particularly described as follows:

Commencing at a 1/2 inch diameter iron pipe found at the centerline intersection of McKendre Road (County Rd 55)(45 feet Right-Of-Way) with Nioga-Toops Road (County Rd 60)(33 feet Right-Of-Way);

Thence, with the centerline of said Nioga-Toops Road, the following two courses:

- 1) North 75° 57' 53" East, passing a 1/2 inch diameter iron pipe found in the line between Fairfield and Pleasant Townships at 1326.14 feet, a total distance of 1337.35 feet to a 3/4 inch diameter iron pipe found
- 2) North 56° 19' 05" East a distance of 346.03 feet to a railroad spike found at the Southeast corner of a 1 acre tract conveyed to Judith E Norman by Official Record 131 page 1656 and corner to a 23.4484 acre tract conveyed to Dean Marshall, Jeffrey D Marshall, Dennis K Marshall by Official Record 259 page 1233;

Thence, with the line between said 1 and 23.4484 acre tracts, North 36° 51' 52" West a distance of 411.51 feet to a 3/4" T-bar found at the Southeast corner of said 5.001 acre tract;

Thence, with the line between said 5.001 and 23.4484 acre tracts, North 36° 56' 20" West a distance of 148.73 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, with a new line across said 5.001 acre tract, **South 53° 25' 26" West** a distance of **328.82 feet** to an iron pin and cap set in the line between said Fairfield and Pleasant Townships and the Northeast line of a 61.987 acre tract conveyed to VMI McCall Limited Partnership by Official Record 237 page 1371;

Thence, with said 61.987 and said Township line, **North 34° 00' 44" West** a distance of **546.79 feet** to a 1/2 inch diameter thin wall electrical conduit found corner to said 23.4484 acre tract;

Thence, with said 23.4484 acre tract the following two courses:

- 1) **North 55° 37' 16" East** a distance of **301.20 feet** to an iron pin and cap set buried 1 foot deep
- 2) **South 36° 56' 20" East** a distance of **534.71 feet** returning to **The True Point Beginning** containing **3.9085 Acres** more or less.

The hereinabove described 3.9085 acre tract is to become part of and contingent to Marshall's 23.4484 acre tract.

Bearings are based on a GPS observation on June 20, 2014, 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 June 25, 2014 by James R. Cottrill registration #6858. (Job #S140613-3-9085AC)

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James R. Cottrill, PS