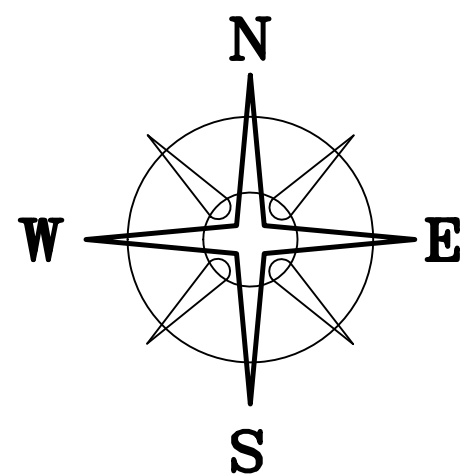


BEARINGS BASED ON A GPS OBSERVATION ON 12/12/14  
WGS 1984 GEODETIC NORTH

MARVIN D. & LENA F. FREY  
DEED BOOK 271 PAGE 619  
1.2213 ACRES



**DEED REFERENCE**

LINDA S. MILLER &  
MARVIN D. FREY  
CO-TRUSTEES  
OR 228 P 1779

91.4587 ACRES  
02-00077.000

(A)

(A)

(A)

(A)

(A)

**1.6297± ACRES**

**N=764843.075'**  
**E=1744633.75'**

**LEGEND**

- ⊙ MAG NAIL (FOUND)
  - △ 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 P.S. #6858

DATE: 12/15/14

**COTTRILL SURVEYING, L.L.C.**

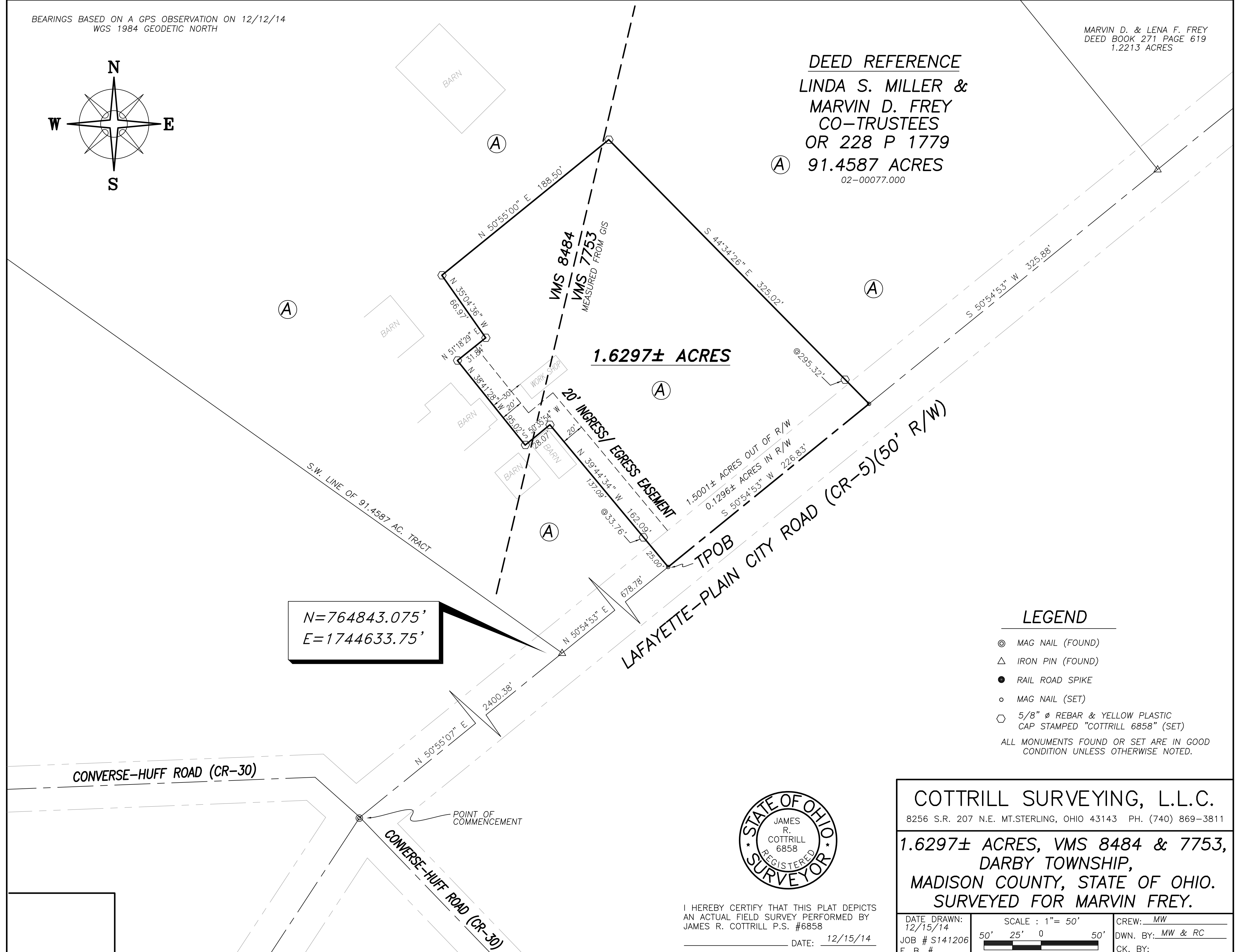
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**1.6297± ACRES, VMS 8484 & 7753,  
DARBY TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR MARVIN FREY.**

DATE DRAWN:  
12/15/14  
JOB # S141206  
F. B. #

SCALE : 1" = 50'  
50' 25' 0 50'

CREW: MW  
DWN. BY: MW & RC  
CK. BY:



## **Cottrill Surveying, LLC**

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

### **1.6297 Acre Tract Surveyed for Marvin Frey**

The following described 1.6297 acre tract is situated in the state of Ohio, Madison County, Darby Township, VMS 8484 and 7753, and being part of a 91.4587 acre tract (02-00077.000) conveyed to Linda S Miller and Marvin D Frey, Co. Trustees of the Sarah T Frey Keystone Inheritance Trust by Official Record 228 page 1779, and being more particularly described as follows:

Commencing at a Mag nail found at the centerline intersection of Converse-Huff Road (County Road 30) with Lafayette-Plain City Road (County Road 5)(50 feet right-of-way);

Thence, with the centerline of said Lafayette-Plain City Road, the following two courses:

- 1) North 50° 55' 07" East a distance of 2400.38 feet to an iron pin found at the southernmost corner of said 91.4587 acre tract
- 2) North 50° 54' 53" East a distance of 678.78 feet to a mag nail set at **The True Point of Beginning;**

Thence, across said 91.4587 acre tract the following 7 new courses:

- 1) **North 39° 44' 34" West**, passing an iron pin and cap set at 33.76 feet, a total distance of **162.09 feet** to an iron pin and cap set
- 2) **South 50° 35' 54" West** a distance of **28.07 feet** to an iron pin and cap set
- 3) **North 38° 41' 28" West** a distance of **95.02 feet** to an iron pin and cap set
- 4) **North 51° 18' 29" East** a distance of **31.84 feet** to an iron pin and cap set
- 5) **North 35° 04' 36" West** a distance of **66.97 feet** to an iron pin and cap set
- 6) **North 50° 55' 00" East** a distance of **188.50 feet** to an iron pin and cap set
- 7) **South 44° 34' 26" East**, passing an iron pin and cap set at 295.32 feet, a total distance of **325.02 feet** to a mag nail set in the centerline of said Lafayette-Plain City Road;

Thence, with the centerline of said Lafayette-Plain City Road, **South 50° 54' 53" West** a distance of **226.83 feet** returning to **The True Point of Beginning** containing **1.6297 Acres** more or less (1.5001 acres more or less outside of right-of-way).

Subject to a 20 feet Ingress/Egress Easement, said easement extends from the northwest right-of-way line of said Lafayette-Plain City Road to a northwest line of said 1.6297 acre tract and is tangent to and 20 feet right of the following described baseline: beginning at the intersection of said right-of-way line with the southwest line of said 1.6297 acre tract, thence, along said southwest line the following three courses: 1) North 39° 44' 34" West, passing an iron pin and cap set at 8.76 feet, a total distance of 137.09 feet to an iron pin and cap set, 2) South 50° 35' 54" West a distance of 28.07 feet to an iron pin and cap set, 3) North 38° 41' 28" West a distance of 95.02 feet to an iron pin and cap set at the northwest terminus of said 20 foot easement, said easement being more clearly shown on plat accompanying this legal description.

Bearings are based on a GPS observation on 12/12/14, 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 December 15, 2014 by James R. Cottrill registration #6858. (Job #S141206-1-6297AC)

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James R. Cottrill, PS