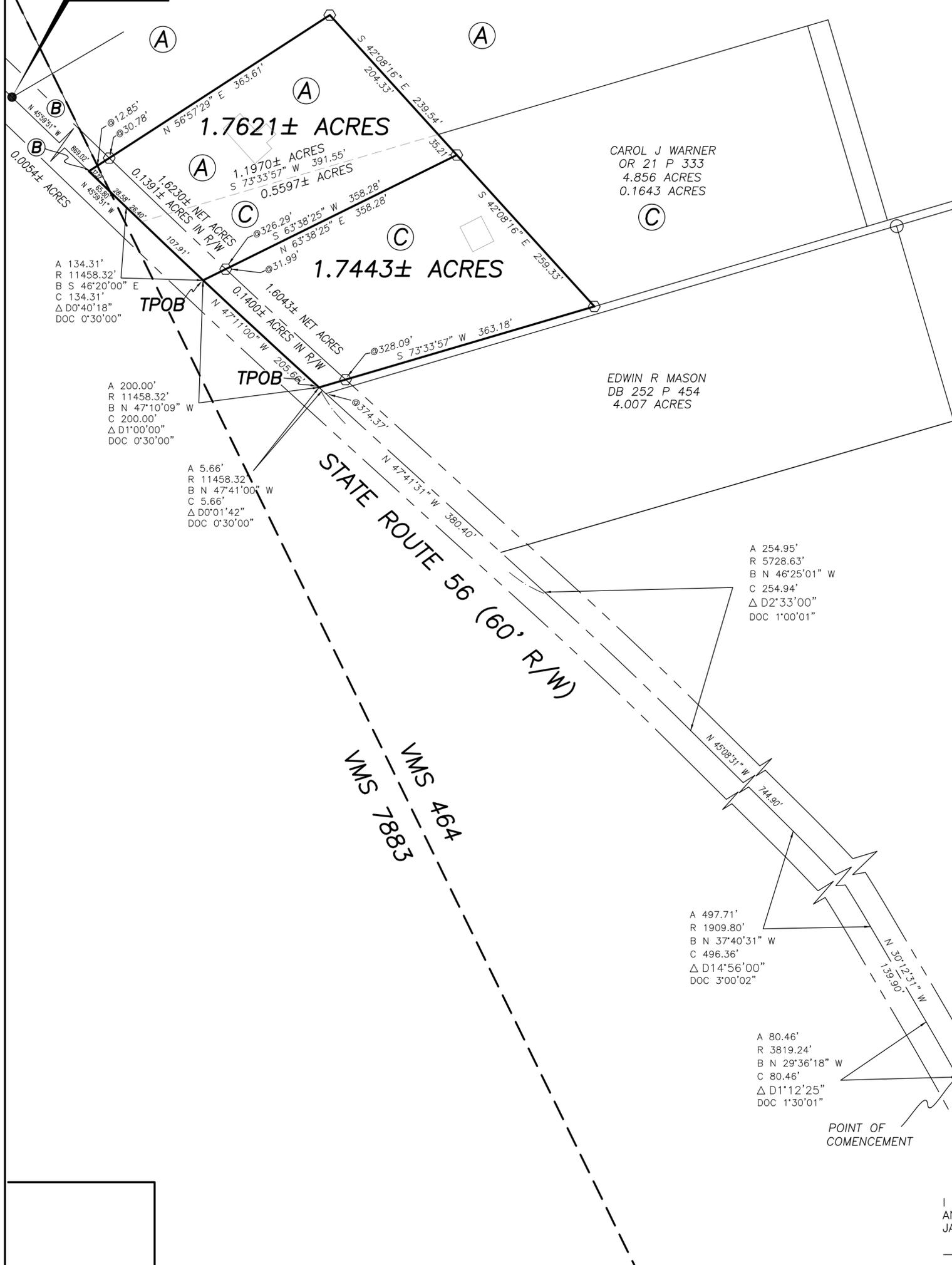


N=636841.84'  
E=1748007.56'



**DEED REFERENCE**  
**BILL J WARNER ETAL.**  
**OR 294 P 181**

**(A) 77.3803 RESIDUAL ACRES** TRACT I  
 17-00574.000

**(B) 3.09 ACRES** TRACT III  
 17-00574.000

**(C) CAROL J WARNER**  
**OR 21 P 333**  
**4.856 ACRES**  
 17-00576.000

**ODOT R/W PLANS**  
 MADISON COUNTY  
 S.H. 243 SEC.B.  
 SHEETS 5, 6 & 7 OF 30

**LEGEND**

- ⊙ WOOD FENCE POST (FOUND)
  - IRON PIPE (FOUND)
  - 1/2" IRON PIN (FOUND)
  - △ RECORD CORNER STONE (FOUND)
  - IRON PIN (FOUND)
  - MAG NAIL (SET)
  - 5/8" 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: 2/23/15

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

**1.7621± & 1.7443± ACRES, VMS 464 & 7883, PLEASANT TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR MARK & BILL WARNER**

DATE DRAWN: 2/11/15	SCALE : 1" = 100'	CREW: MW
JOB # S150102	100' 50' 0 100'	DWN. BY: MW
F. B. #		CK. BY:

# **Cottrill Surveying, LLC**

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

## **1.7443 Acre Tract Surveyed for Warners**

The following described 1.7443 acre tract is situated in the state of Ohio, Madison County, Pleasant Township, VMS 464, and being part of a 4.856 acre tract (parcel #17-00576.000) conveyed to Carol J Warner by Official Record 21 page 333, and being more particularly described as follows:

Commencing at the centerline intersection of Fitzgerald Outlet (Township Road 157) (30 Feet Right-Of-Way) with State Route 56 (60 Feet Right-Of-Way);

Thence, with the centerline of said State Route 56, the following 7 courses:

- 1) with a curve to the left, radius equals 3819.24 feet, cord bears North 29° 36' 18" West a chord length of 80.46 feet to a point in said centerline
- 2) North 30° 12' 31" West a distance of 139.90 feet to a point in said centerline
- 3) with a curve to the left, radius equals 1909.80 feet, cord bears North 37° 40' 31" West a chord length of 496.36 feet to a point in said centerline
- 4) North 45° 08' 31" West a distance of 744.90 feet to a point in said centerline
- 5) with a curve to the left, radius equals 5728.63 feet, cord bears North 46° 25' 01" West a chord length of 254.94 feet to a point in said centerline
- 6) North 47° 41' 31" West, passing the northwest corner of a 4.007 acre tract conveyed to Edwin R Mason by Deed Book 252 page 454 also being the southwest corner of a 20.0 acre tract conveyed to Thomas F and Joy Evans by Deed Book 272 page 655 at 374.37 feet, a total distance of 380.40 feet to a point in said centerline
- 7) with a curve to the right, radius equals 11458.32 feet, arc length of 5.66 feet, the cord bears North 47° 41' 00" West a chord length of 5.66 feet to the southwest corner of said 4.856 acre tract and **The True Point of Beginning;**

Thence, continuing with the centerline of said State Route 56, with a curve to the right, radius equals 11458.32 feet, arc length of 200.00 feet, and the cord bears **North 47° 10' 09" West** a chord length of **200.00 feet** to a point in said centerline;

Thence, across said 4.856 acre tract the following two new courses:

- 1) **North 63° 38' 25" East**, passing and iron pin and cap set at 31.99 feet, a total distance of **358.28 feet** to an iron pin and cap set
- 2) **South 42° 08' 16" East** a distance of **259 33 feet** to an iron pin and cap set in the north line of said 20 acre tract;

Thence, with the north line of said 20 acre tract, **South 73° 33' 57" West**, passing an iron pin and cap set at 328.09 feet, a total distance of **363.18 feet** returning to **The True Point of Beginning** containing **1.7443 Acres** more or less.

Bearings are based on a GPS observation on January 29, 2015, 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 February 23, 2015 by James R. Cottrill registration #6858. (Job #S150102-1-7443AC)

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James R. Cottrill, PS

# **Cottrill Surveying, LLC**

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

## **1.7621 Acre Tract Surveyed for Warners**

The following described 1.7621 acre tract is situated in the state of Ohio, Madison County, Pleasant Township, VMS 464 and 7883, and being part of a 4.856 acre tract (Parcel #17-00576.000) conveyed to Carol J Warner by Official Record 21 page 333 and part of a 77.3803 residual acres (Tract I) (Parcel #17-00574.000) and 3.09 acres (Tract III)(Parcel #17-00574.000) both tracts conveyed to the bill J Warner, et al. by Official Record 294 page 181, and being more particularly described as follows:

Commencing at the centerline intersection of Fitzgerald Outlet (Township Road 157) (30 Feet Right-Of-Way) with State Route 56 (60 Feet Right-Of-Way);

Thence, with the centerline of said State Route 56, the following 7 courses:

- 1) with a curve to the left, radius equals 3819.24 feet, cord bears North 29° 36' 18" West a chord length of 80.46 feet to a point in said centerline
- 2) North 30° 12' 31" West a distance of 139.90 feet to a point in said centerline
- 3) with a curve to the left, radius equals 1909.80 feet, cord bears North 37° 40' 31" West a chord length of 496.36 feet to a point in said centerline
- 4) North 45° 08' 31" West a distance of 744.90 feet to a point in said centerline
- 5) with a curve to the left, radius equals 5728.63 feet, cord bears North 46° 25' 01" West a chord length of 254.94 feet to a point in said centerline
- 6) North 47° 41' 31" West, passing the northwest corner of a 4.007 acre tract conveyed to Edwin R Mason by Deed Book 252 page 454 also being the southwest corner of a 20.0 acre tract conveyed to Thomas F and Joy Evans by Deed Book 272 page 655 at 374.37 feet, a total distance of 380.40 feet to a point in said centerline
- 7) with a curve to the right, radius equals 11458.32 feet, arc length of 205.66 feet, the cord bears North 47° 11' 00" West, passing the southwest corner of said 4.856 acre tract at 5.66 feet, a chord length of 205.66 feet to **The True Point of Beginning;**

Thence, continuing with the centerline of said State Route 56, the following two courses:

- 1) with a curve to the right, radius equals 11458.32 feet, arc length of 134.31feet, and the cord bears **North 46° 20' 00" West**, passing the western corner common to said 77.3803 and 4.856 acre tracts at 107.91 feet, a chord length of **134.31 feet** to the southernmost corner of said 3.09 acre tract and in the line between said VMS 464 and 7883
- 2) **North 45° 59' 51" West** a distance of **65.80 feet** to a point in said centerline;

Thence, across said 3.09, 77.3803 and 4.856 acre tracts the following 3 new courses:

- 1) **North 56° 57' 29" East**, passing said VMS line and the line between said 3.09 and 77.3803 acre tracts at 12.85 feet, also passing an iron pin and cap set at 30.78 feet, a total distance of **363.61 feet** to an iron pin and cap set
- 2) **South 42° 08' 16" East**, passing the line between said 77.3803 and 4.856 acre tracts at 204.33 feet, a total distance of **239.54 feet** to an iron pin and cap set
- 3) **South 63° 38' 25" West**, passing an iron pin and cap set at 326.29 feet, a total distance of **358.28 feet** returning to **The True Point of Beginning** containing **1.7621 Acres** more or less, of which 1.1970 acres more or less is part of said 77.3803 acre tract, 0.0054 acres more or less is part of said 3.09 acre tract, and 0.5597 acres more or less is part of said 4.856 acre tract.

Bearings are bases on a GPS observation on January 29, 2015, 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 February 23, 2015 by James R. Cottrill registration #6858. (Job #S150102-1-7621AC)

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James R. Cottrill, PS