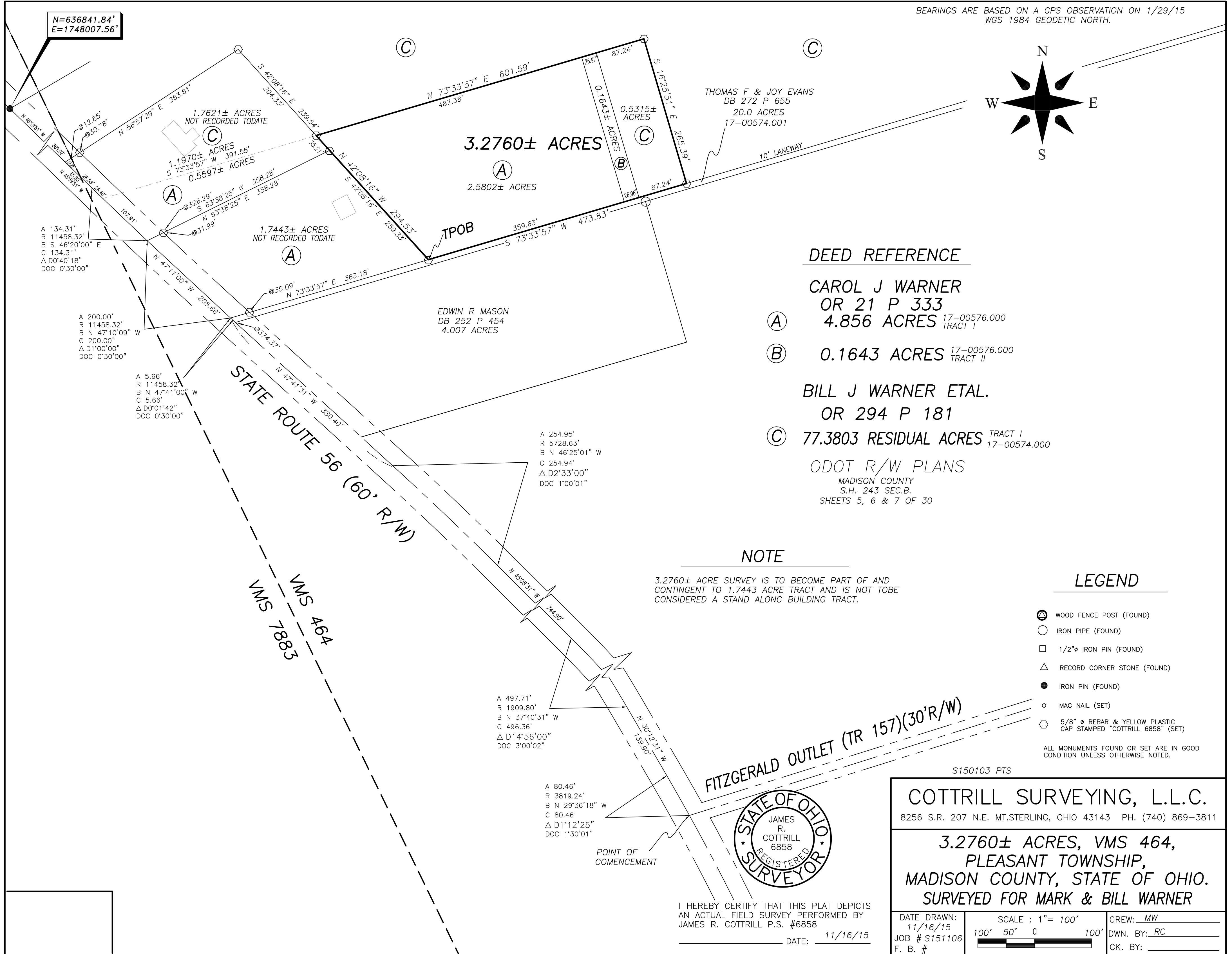


N=636841.84'
E=1748007.56'



DEED REFERENCE

- CAROL J WARNER
OR 21 P 333**
- (A) 4.856 ACRES 17-00576.000 TRACT I
 - (B) 0.1643 ACRES 17-00576.000 TRACT II
- BILL J WARNER ETAL.
OR 294 P 181**
- (C) 77.3803 RESIDUAL ACRES TRACT I 17-00574.000

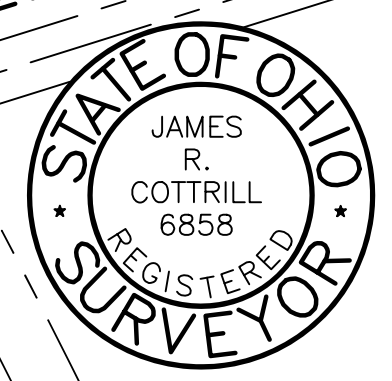
ODOT R/W PLANS
MADISON COUNTY
S.H. 243 SEC.B.
SHEETS 5, 6 & 7 OF 30

NOTE

3.2760± ACRE SURVEY IS TO BECOME PART OF AND CONTINGENT TO 1.7443 ACRE TRACT AND IS NOT TO BE CONSIDERED A STAND ALONG BUILDING TRACT.

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" 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: 11/16/15

S150103 PTS

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

**3.2760± ACRES, VMS 464,
PLEASANT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MARK & BILL WARNER**

DATE DRAWN: 11/16/15	SCALE : 1" = 100'	CREW: MW
JOB # S151106	100' 50' 0 100'	DWN. BY: RC
F. B. #		CK. BY:

Cottrill Surveying, LLC

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

3.2760 Acre Tract Surveyed for Warners

The following described 3.2760 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) (Tract I) and all of a 0.1643 acre tract (parcel #17-00576.000) (Tract II) both tracts conveyed to Carol J Warner by Official Record 21 page 333, and also part of a 77.3803 residual acre tract (parcel #17-00574.000) (Tract I) conveyed to 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 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
and the northwest corner of a laneway leading to a 20.0 acre tract conveyed to Thomas F and Joy Evans by Deed Book 272 page 655;

Thence, with the line between said 4.856 and 20.0 acre tracts, North 73° 33' 57" East, passing an iron pin and cap set at 35.09 feet, a total distance of 363.18 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, with a new line across said 4.856 acre tract, **North 42° 08' 16" West**, passing an iron pin and cap set at 259.33 feet, a total distance of **294.53 feet** to an iron pin and cap set in the north line of said 4.856 acre tract and in a line of said 77.3803 acre tract;

Thence, with the north line of said 4.856 and 0.1643 acre tracts, **North 73° 33' 57" East**, passing the northeast corner of said 4.856 acre tract at 487.38 feet, also passing the northeast corner of said 0.1643 acre tract at 514.35 feet, a total distance of **601.59 feet** to an iron pin and cap set;

Thence, across said 77.3803 acre tract, **South 16° 25' 51" East** a distance of **265.39 feet** to an iron pin and cap set in the north line of said 20.0 acre tract;

Thence, with the north line of said 20.0 acre tract, **South 73° 33' 57" West**, passing the southeast corner of said 0.1643 acre tract at 87.24 feet also passing the southeast corner of said 4.856 acre tract at 114.20 feet, a total distance of **473.83 feet** returning to **The True Point of Beginning** containing **3.2760 Acres** more or less of which 2.5802 acre tract is part of said 4.856 acre tract, 0.1643 acres more or less is all of said 1.643 acre tract, and 0.5315 acres more or less is part of said 77.3803 acre tract.

The hereinabove described 3.2760 acre tract is to become part of and contingent to a 1.7443 acre tract not recorded to date and shown on plat accompanying this legal description and is not to be considered a standalone building lot.

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 November 16, 2015 by James R. Cottrill registration #6858. (Job #S151102-3-2760AC)

James R. Cottrill, PS