



CLARK COUNTY
MADISON COUNTY

N=705180.51'
E=1677545.34'

DEED REFERENCE
CATHY S GERWIG
O.R. 306 PAGE 2442

(A) 2.65 ACRES
24-00861.000
FORMALLY OWNED BY:
OLD COLUMBUS, LONDON, AND
SPRINGFIELD RAILROAD CO. LANDS
(B) DB 65 P 549
0.35 ACRES
NOW A PERPETUAL EASEMENT
FOR HIGHWAY PURPOSES TO:
THE STATE OF OHIO
DB 132 P 169

LEGEND

- 6"Ø CONCRETE R/W MONUMENT (FOUND BROKEN OFF)
 - ☆ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENGR & SURVEYING" (FOUND)
 - △ WOOD FENCE POST 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.

CAROLYN S & WILLIAM S PAUGH
O.R. 297 PAGE 2068
10.359 ACRES

2.7952± ACRES

DENNA M MORGAN
OR 121 P 304
2.89 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 1/18/16

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

2.7952± ACRES, VMS 4200,
SOMERFORD TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR DON WARE.

DATE DRAWN: 1/18/16	SCALE : 1" = 100'	CREW: MW
JOB # S151210	100' 50' 0 100'	DWN. BY: RC, MW
F. B. #		

Cottrill Surveying, LLC

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

2.7952 Acre Tract Surveyed for Don Ware

The following describe 2.7952 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4200, and all part of a 2.65 acre tract (24-00861.000) conveyed to Cathy S Gerwig by Official Record 306 page 2442, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of the westbound Lane of US Route 40 at the northeast corner of a 0.35 acre tract formally owned by the Old Columbus, London, and Springfield Railroad Company by Deed Book 65 page 549 (now a perpetual easement for highway purposes to the state of Ohio by Deed Book 132 page 169), from said mag nail the centerline intersection of Markley Road bears North 86° 07 min. 24 seconds East a distance of 6375.64 feet;

Thence, with the northeast line of said 0.35 acre tract, South 38° 21 min. 10 seconds East a distance of 106.07 feet to an iron pin and cap set at the southeast corner of said 0.35 acre tract, the northwest corner of a 10.359 acre tract conveyed to Carolyn S and William S. Paugh by Official Record 297 page 2068, and **The True Point of Beginning**, from said iron pin and cap a 6 inch diameter concrete right-of-way monument bears South 48° 33 min. 15 seconds East a distance of 6.65 feet;

Thence, with said 10.359 acre tract, the following two courses:

- 1) **South 38° 21 min. 10 seconds East**, passing the south right-of-way line of said US Route 40 at 5.89 feet, also passing a 6 inch diameter concrete right-of-way monument found in the south right-of-way line of said US Route 40 at 35.30 feet, a total distance of **809.21 feet** to an iron pin and cap set
- 2) **South 42° 36 min. 58 seconds West** a distance of **142.64 feet** to the southeast corner of a 2.89 acre tract conveyed to Denna M Morgan by Official Record 121 page 304;

Thence, with the east line of said 2.89 acre tract, **North 38° 21 min. 10 seconds West**, passing an iron pin and cap set at 20.00 feet, a total distance of **919.47 feet** to an iron pin and cap set in the southwest corner of the said 0.35 acre tract;

Thence, with the south line of said 0.35 acre tract, **North 83° 36 ' 09 seconds East** a distance of **166.03 feet** returning to **The True Point of Beginning** containing **2.7952 Acres** more or less.

Bearings are based on a GPS observation on March 19, 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 January 19, 2016 by James R. Cottrill registration #6858. (Job #S151210-2-7952AC)

James R. Cottrill, PS