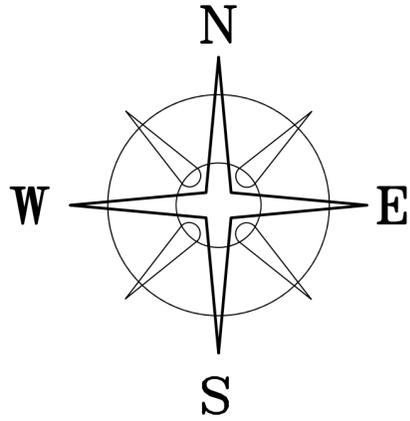


BEARINGS ARE BASED ON A GPS OBSERVATION ON 1/29/15  
WGS 1984 GEODETIC NORTH.



MATTHEW W. MASON, ET.AL.  
OR 301 P 1878  
77.3803 RESIDUAL ACRES  
138 ORIG. ACRES  
PARCEL 1, TRACT 2

TPOB

6.0000± ACRES (A)

51.1867± ACRES

NOTE

THE ABOVE 6.0000 ACRE TRACT IS TO BECOME PART OF  
AND CONTINGENT TO EVANS' 20.0 ACRE TRACT.

THOMAS F & JOY EVANS  
DB 272 P 655  
20.0 ACRES  
17-00574.001

22.0000± ACRES

LEGEND

- ⊙ WOOD FENCE POST (FOUND)
  - IRON PIPE (FOUND)
  - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
  - 1/2" IRON PIN (FOUND)
  - 12" SQ. CONCRETE FENCE POST (FOUND)
  - △ RECORD CORNER STONE (FOUND)
  - IRON PIN (FOUND)
  - P K NAIL
  - ⊙ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.

DEED REFERENCE

BILL J WARNER ETAL.  
OR 294 P 181

- (A) 77.3803 RESIDUAL ACRES TRACT I 17-00574.000
- (B) 1/2 AC FOR SCHOOL TRACT II 17-00574.000
- (C) 3.09 AC TRACT III 17-00574.000

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858

DATE: 12/18/15

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

FARM SPLIT, VMS 464 & 7883,  
PLEASANT TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR WARNERS

DATE DRAWN: 12/15/15	SCALE : 1" = 200'	CREW: MW
JOB # S151206	200' 100' 0 200'	DWN. BY: RC
F. B. #		CK. BY:

VMS 7883  
VMS 464  
MATTHEW W. MASON, ET.AL.  
OR 301 P 1878  
0.49 ACRES  
PARCEL 1, TRACT 1

N=636841.84'  
E=1748007.56'

STATE ROUTE 56

TPOB

148+48.6 PI  
A339.97'  
R11458.32'  
BN 46°50'51" W  
C339.96'  
Δ D1°42'00"  
DOC0°30'00"

(60' R/W)  
VMS 464  
VMS 7883

A 497.71'  
R 1909.80'  
B N 37°40'31" W  
C 496.36'  
Δ D14°56'00"  
DOC 3°00'02"

A 80.46'  
R 3819.24'  
B N 29°36'18" W  
C 80.46'  
Δ D1°12'25"  
DOC 1°30'01"

FITZGERALD OUTLET  
(TR 157)(30'R/W)

POINT OF  
COMENCEMENT

48.0946± ACRES (A)

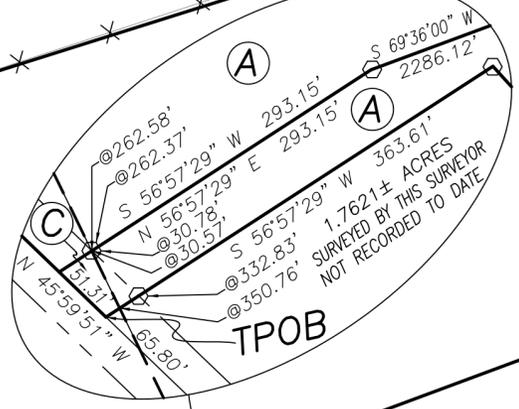
21.9751± ACRES (A)

EDWIN R MASON  
OR 6 P 241  
86.985 ACRES

CAROL J WARNER  
OR 21 P 333  
4.856 ACRES  
0.1643 ACRES  
23-87

EDWIN R MASON  
DB 252 P 454  
4.007 ACRES

A254.95'  
R5728.63'  
BN 46°25'01" W  
C254.94'  
Δ D2°33'00"  
DOC1°00'01"



CEMETERY?

## **Cottrill Surveying, LLC**

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

### **6.0000 Acre Tract Surveyed for Warner**

The following described 6.0000 acre tract is situated in the state of Ohio, Madison County, Pleasant Township, VMS 464, and being a part of a 77.3803 residual acres (Tract I) (Parcel #17-00574.000) 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 8 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 339.97 feet, the cord bears North 46° 50' 51" West, passing the southwest corner of said 4.856 acre tract at 5.66 feet, a chord length of 339.96 feet to point in said centerline
- 8) North 45° 59' 51" West a distance of 934.83 feet to an iron pin found at the southernmost corner of a 0.49 acre tract (parcel 1, tract 1) conveyed to Matthew W Mason, et al. by Official Record 301 page 1879;

Thence, with the southern line of said 0.49 acre tract, North 59° 31' 40" East, passing an iron pin and cap set at 31.14 feet, a total distance of 311.53 feet to an iron pin and cap set at the southwest corner of a 138 original acre tract (parcel 1, tract 2) also conveyed to Matthew W Mason, et al. by Official Record 301 page 1878;

Thence, with the southern line of said 138 original acre tract, North 72° 28' 29" East a distance of 3214.22 feet to an iron pin and cap set at **The True Point of Beginning**; ;

Thence, continuing with the southern line of said 138 acre tract, **North 72° 28' 29" East** a distance of **356.18 feet** to an iron pin and cap set at a northerly corner of said Evans' 20.0 acre tract;

Thence, with said 20.0 acre tract the following two courses:

- 1) **South 09° 03' 52" East** a distance of **745.29 feet** to an iron pin and cap set
- 2) **South 73° 33' 57" West** a distance of **355.23 feet** to an iron pin and cap set;

Thence, with a new line across said 77.3803 acre tract, **North 09° 03' 52" West** a distance of **738.45 feet** returning to **The True Point of Beginning** containing **6.0000 Acres** more or less.

The hereinabove described 6.0000 acre tract is to become part of and contingent to Evans' 20.0 acre tract.

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 December 18, 2015 by James R. Cottrill registration #6858. (Job #S151206-6-0000AC)

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James R. Cottrill, PS

## **Cottrill Surveying, LLC**

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

### **22.0000 Acre Tract Surveyed for Warner**

The following described 22.0000 acre tract is situated in the state of Ohio, Madison County, Pleasant Township, VMS 464 and 7883, and being a part of a 77.3803 residual acres (Tract I) (Parcel #17-00574.000) and part of a 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 8 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 339.97 feet, the cord bears North 46° 50' 51" West, passing the southwest corner of said 4.856 acre tract at 5.66 feet, a chord length of 339.96 feet to point in said centerline
- 8) North 45° 59' 51" West a distance of 65.80 feet to **The True Point of Beginning;**

Thence, continuing with the centerline of said State Route 56, **North 45° 59' 51" West** a distance of **51.31 feet** to a point in said centerline;

Thence, with a new line across said 3.09 and said 77.3803 acre tracts, **North 56° 57' 29" East**, passing the line between said tracts at 30.57 feet, also passing an iron pin and cap set at 30.78 feet, a total distance of **293.15 feet** to an iron pin and cap set;

Thence, across said 77.3803 acre tract the following 2 new courses:

- 1) **North 69° 36' 00" East** a distance of **2286.12 feet** to an iron pin and cap set
- 2) **South 42° 39' 41" East** a distance of **189.55 feet** to an iron pin and cap set in the North line of said Evans' 20.0 acre tract;

Thence, with said 20.0 acre tract the following 3 courses:

- 1) **South 62° 28' 28" West**, passing a 5/8 inch diameter rebar found at 282.00 feet, a total distance of **282.35 feet**
- 2) **South 09° 12' 58" East** a distance of **411.01 feet** to an iron pin and cap set
- 3) **South 73° 33' 57" West** a distance of **1252.67 feet** to an iron pin and cap set;

Thence, with a new line across said 77.3803 acre tract the following 4 courses:

- 1) **North 16° 25' 51" West** a distance of **265.39 feet** to an iron pin and cap set
- 2) **South 73° 33' 57" West**, passing the northeast corner of a 0.1643 acre tract conveyed to Carol J Warner by Official Record 21 page 333 at 87.24 feet, also passing the northeast corner of said Warner's 4.8556 acre tract at 114.21 feet, a total distance of **601.59 feet** to an iron pin and cap set
- 3) **North 42° 08' 16" West** a distance of **204.33 feet** to an iron pin and cap set
- 4) **South 56° 57' 29" West**, passing an iron pin and cap set at 332.83 feet, also passing the line between said 77.3803 and 3.09 acre tracts at 350.76 feet, a total distance of **363.61 feet** returning to **The True Point of Beginning** containing **22.0000 acres** more or less, of which 21.9751 acres more or less is part of said 77.3803 acre tract and 0.0249 acres more or less is part of said 3.09 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 December 18, 2015 by James R. Cottrill registration #6858. (Job #S151206-22-0000AC)

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James R. Cottrill, PS

## **Cottrill Surveying, LLC**

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

### **51.1867 Acre Tract Surveyed for Warner**

The following described 51.1867 acre tract is situated in the state of Ohio, Madison County, Pleasant Township, VMS 464 and 7883, and being a part of a 77.3803 residual acres (Tract I) (Parcel #17-00574.000) and part of a 3.09 acres (Tract III)(Parcel #17-00574.000) and all of a 0.5 acre tract (Tract II) (Parcel #17-00574.000), all three 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 8 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 339.97 feet, the cord bears North 46° 50' 51" West, passing the southwest corner of said 4.856 acre tract at 5.66 feet, a chord length of 339.96 feet to point in said centerline
- 8) North 45° 59' 51" West a distance of 117.11 feet to **The True Point of Beginning;**

Thence, continuing with the centerline of said State Route 56, **North 45° 59' 51" West**, passing the Southeast corner of said 0.5 acre tract at 366.70 feet, also passing the Southwest corner of said 0.5 acre tract at 485.30 feet, a total distance of **817.72 feet** to an iron pin found at the southernmost corner of a 0.49 acre tract (parcel 1, tract 1) conveyed to Matthew W Mason, et al. by Official Record 301 page 1879;

Thence, with the southern line of said 0.49 acre tract, **North 59° 31' 40" East**, passing an iron pin and cap set at 31.14 feet, a total distance of **311.53 feet** to an iron pin and cap set at the southwest corner of a 138 original acre tract (parcel 1, tract 2) also conveyed to Matthew W Mason, et al. by Official Record 301 page 1878;

Thence, with the southern line of said 138 original acre tract, **North 72° 28' 29" East** a distance of **3214.22 feet** to an iron pin and cap set;

Thence, with a new course across said 77.3803 acre tract, **South 09° 03' 52" East** a distance of **738.45 feet** to an iron pin and cap set in the north line of said Evan's 20.0 acre tract;

Thence, with the north line of said 20.0 acre tract the following two courses:

- 1) **South 73° 33' 57" West** a distance of **148.85 feet** to an iron pin and cap set
- 2) **South 62° 28' 28" West** a distance of **227.75 feet** to an iron pin and cap set;

Thence, across said 77.3803 acre tract the following three new courses:

- 1) **North 42° 39' 41" West** a distance of **189.55 feet** to an iron pin and cap set
- 2) **South 69° 36' 00" West** a distance of **2286.12 feet** to an iron pin and cap set
- 3) **South 56° 57' 29" West**, passing an iron pin and cap set at 262.37 feet, also passing the West line of said 3.09 acre tract at 262.58 feet, a total distance of **293.15 feet** returning to **The True Point of Beginning** containing **51.1867 Acres** more or less, of which 48.0946 acres is part of said 77.3803 acre tract, 0.5110 acres more or less is all of said 0.5 acre tract, and 2.5811 acres more or less is part of said 3.09 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 December 18, 2015 by James R. Cottrill registration #6858. (Job #S151206-51-1867AC)

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James R. Cottrill, PS