

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

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

**1.2340 & 1.2158± ACRES, VMS 5606,  
MONROE TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR BOB JOHNSON**

|                         |                   |             |
|-------------------------|-------------------|-------------|
| DATE DRAWN:<br>10/19/15 | SCALE : 1" = 100' | CREW: MW    |
| JOB # S150912A          | 100' 50' 0 100'   | DWN. BY: RC |
| F. B. #                 |                   | CK. BY:     |

**DEED REFERENCE**

**ROBERT J & DONNA J  
JOHNSON  
OR 249 P 1206**

- (A) 40.538 ACRES  
11-00014.000
- (B) 20.001 ACRES  
11-00014.008

**LEGEND**

- ⊙ 3/4" IRON PIN 8" DEEP (FOUND)
- ⊗ 1 1/2" METAL FENCE POST (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" IRON REBAR (FOUND)
- ⊕ MONUMENT (FOUND)
- ☆ 3/4" IRON PIPE & YELLOW PLASTIC CAP STAMPED "OHIO GEOMATICS" (FOUND)
- △ 3/4" IRON PIPE & YELLOW PLASTIC CAP STAMPED "S-6034" (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (FOUND)
- ⊕ 5/8" IRON REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

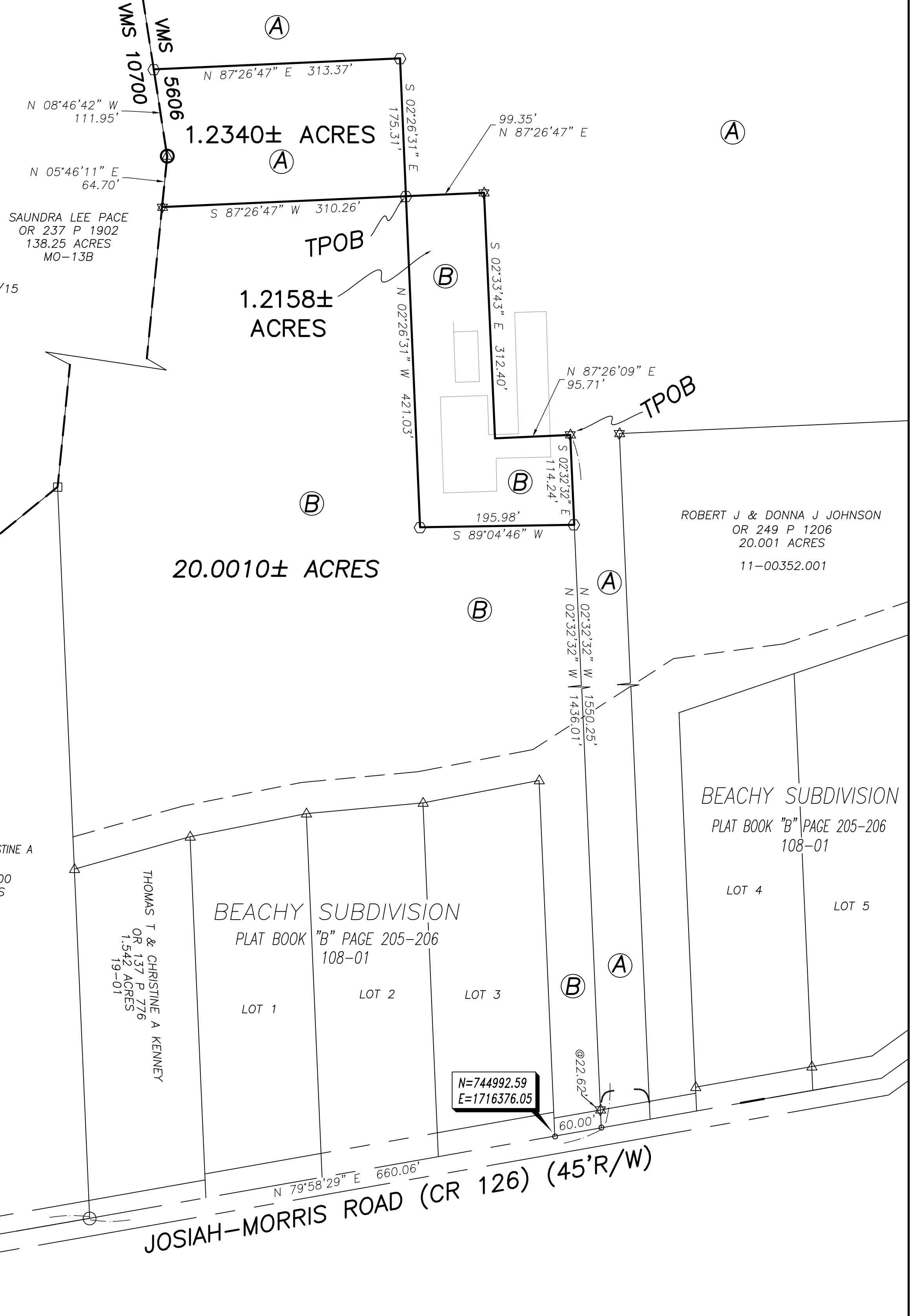
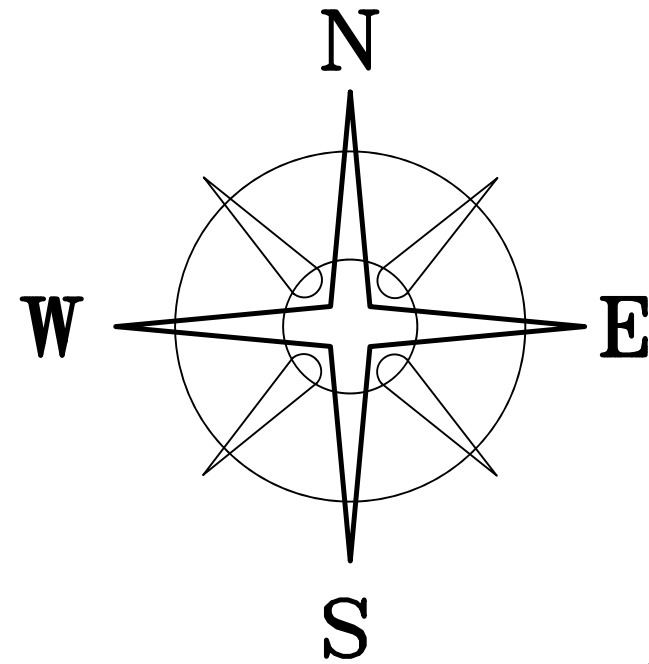
I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

DATE: 10/22/15



STATE ROUTE 38

BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/16/15 WGS 1984 GEODETIC NORTH.



# **Cottrill Surveying, LLC**

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

## **1.2158 Acre Tract Surveyed for Bob Johnson**

The following described 1.2158 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5606, being part of a 20.001 acre tract (11-00014.008) conveyed to Robert J and Donna J Johnson by Official Record 249 page 1206, and being more particularly described as follows:

Commencing at a centerline monument found at the intersection of the centerline of State Route 38 with Josiah - Morris Road (County Road 126)(45 feet right-of-way);

Thence, with the centerline of said Josiah - Morris Road, the following 3 courses:

- 1) North 86° 36' 15" East a distance of 967.20 feet to a 3/4 inch diameter iron pin found 8 inches deep
- 2) North 80° 03' 57" East a distance of 1459.21 feet to an iron pipe found
- 3) North 79° 58' 29" East a distance of 660.06 feet to a mag nail found at the southeast corner of said 20.001 acre tract also being the southwest corner of a 40.538 acre tract conveyed to Robert J and Donna J Johnson by Official Record 249 page 1206;

Thence, with the line between said 20.001 and said 40.538 acre tracts, North 02° 32' 32" West, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Ohio Geomatics" found at 22.62 feet, also passing an iron pin and cap set at 1436.01 feet, a total distance of 1550.25 feet to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Ohio Geomatics" found at **The True Point of Beginning**;

Thence, with the line between said 20.001 and said 40.538 acre tracts, **South 02° 32' 32" East** a distance of **114.24 feet** to an iron pin and cap set;

Thence, across said 20.001 acre tract, the following 2 new courses:

- 1) **South 89° 04' 46" West** a distance of **195.98 feet** to an iron pin and cap set
- 2) **North 02° 26' 31" West** a distance of **421.03 feet** to an iron pin and cap set in the line between said 20.001 and said 40.538 acre tracts;

Thence, with the line between said 20.001 and said 40.538 acre tracts, the following 3 courses:

- 1) **North 87° 26' 47" East** a distance of **99.35 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Ohio Geomatics" found
- 2) **South 02° 33' 43" East** a distance of **312.40 feet** to a point inside a building
- 3) **North 87° 26' 09" East** a distance of **95.71 feet** returning to **The True Point of Beginning** containing **1.2158 Acres** more or less.

The hereinabove described 1.2158 acre tract is to become part of and contingent to said 40.538 acre tract.

Bearings are based on a GPS observation on October 16, 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 October 20, 2015 by James R. Cottrill registration #6858. (Job #S150912-1-2158AC)

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James R. Cottrill, PS

# **Cottrill Surveying, LLC**

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

## **1.2340 Acre Tract Surveyed for Bob Johnson**

The following described 1.2340 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5606, being part of a 40.538 acre tract (11-00014.000) conveyed to Robert J and Donna J Johnson by Official Record 249 page 1206, and being more particularly described as follows:

Commencing at a centerline monument found at the intersection of the centerline of State Route 38 with Josiah - Morris Road (County Road 126)(45 feet right-of-way);

Thence, with the centerline of said Josiah - Morris Road, the following 3 courses:

- 1) North 86° 36' 15" East a distance of 967.20 feet to a 3/4 inch diameter iron pin found 8 inches deep
- 2) North 80° 03' 57" East a distance of 1459.21 feet to an iron pipe found
- 3) North 79° 58' 29" East a distance of 660.06 feet to a mag nail found at the southeast corner of said 20.001 acre tract also being the southwest corner of a 40.538 acre tract conveyed to Robert J and Donna J Johnson by Official Record 249 page 1206;

Thence, with the line between said 20.001 and said 40.538 acre tracts, the following 4 courses:

- 1) North 02° 32' 32" West, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Ohio Geomatics" found at 22.62 feet, also passing an iron pin and cap set at 1436.01 feet, a total distance of 1550.25 feet to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Ohio Geomatics" found
- 2) South 87° 26' 09" West a distance of 95.71 feet to a point inside a building
- 3) North 02° 33' 43" West a distance of 312.40 feet to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Ohio Geomatics" found
- 4) South 87° 26' 47" West a distance of 99.35 feet to an iron pin and cap set at **The True Point of Beginning:**

Thence, with the line between said 20.001 and said 40.538 acre tracts, **South 87° 26' 47" West** a distance of **310.26 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Ohio Geomatics" found at the northwest corner of said 20.001 acre tract and in the east line of a 138.25 acre tract conveyed to Sandra Lee Pace by Official Record 237 page 1902, said pipe is also in the line between said VMS 5606 and 10700;

Thence, with the east line of said 138.25 acre tract and said VMS line, the following two courses:

- 1) **North 05° 46' 11" East** a distance of **64.70 feet** to a 1 1/2 inch diameter metal fence post found
- 2) **North 08° 46' 42" West** a distance of **111.95 feet** to an iron pin and cap set

Thence, across said 40.538 acre tract, the following 2 new courses:

- 1) **North 87° 26' 47" East** a distance of **313.37 feet** to an iron pin and cap set
- 2) **South 02° 26' 31" East** a distance of **175.31 feet** returning to **The True Point of Beginning** containing 1.2340 acres more or less.

The hereinabove described 1.2340 acre tract is to become part of and contingent to said 20.001 acre tract.

Bearings are based on a GPS observation on October 16, 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 October 20, 2015 by James R. Cottrill registration #6858. (Job #S150912-1-2340AC)

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James R. Cottrill, PS