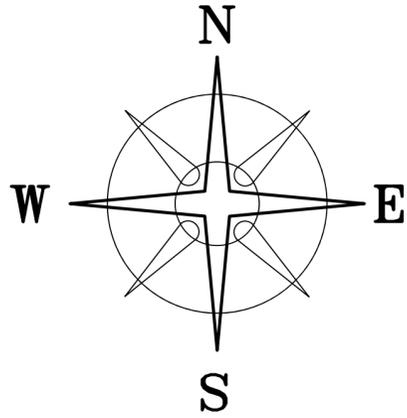


BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/16/15  
WGS 1984 GEODETIC NORTH.



**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  
**ROBERT J & DONNA J JOHNSON**  
OR P  
**(C) 1.2340± ACRES**  
11-00014.009  
**(D) 1.2158± ACRES**  
11-00014.010

SAUNDRA LEE PACE  
OR 237 P 1902  
138.25 ACRES  
MO-13B

LINE	BEARING	DISTANCE
L1	S 79°03'58" W	150.31'
L2	S 84°44'55" W	148.92'
L3	S 78°45'21" W	150.65'
L4	S 74°21'04" W	152.70'
L5	N 89°04'46" E	195.98'
L6	S 79°58'29" W	60.01'

**LEGEND**

- ⊙ 3/4" IRON PIN 8" DEEP (FOUND)
- ⊙ 1 1/2" ⌀ METAL FENCE POST (FOUND)
- IRON PIPE (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)
- MINE SPIKE (FOUND)
- MAG NAIL (FOUND)
- ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

STATE ROUTE 38

POINT OF COMMENCEMENT

N 86°36'15" E 967.20'

N 80°03'57" E 1459.21'

JOSIAH-MORRIS ROAD (CR 126) (45'R/W)

N=744992.59  
E=1716376.05

TPOB



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

DATE: 10/22/15

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

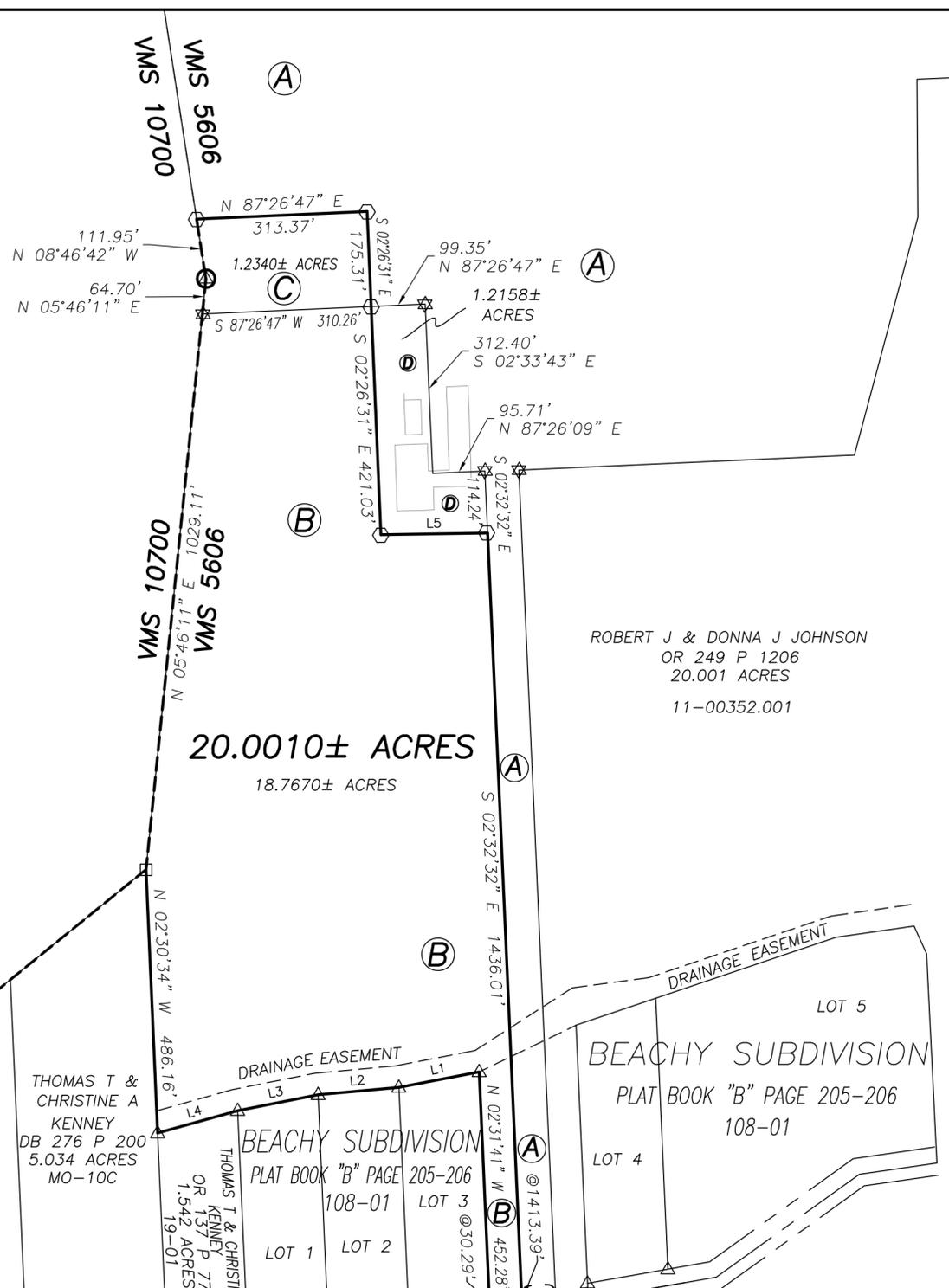
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**20.0010± ACRES, VMS 5606,  
MONROE TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR BOB JOHNSON**

DATE DRAWN:  
10/19/15  
JOB # S150912  
F. B. #

SCALE: 1" = 200'  
200' 100' 0 200'

CREW: MW  
DWN. BY: RC, MW  
CK. BY:



**20.0010± ACRES**  
18.7670± ACRES

ROBERT J & DONNA J JOHNSON  
OR 249 P 1206  
20.001 ACRES  
11-00352.001

THOMAS T & CHRISTINE A KENNEY  
DB 276 P 200  
5.034 ACRES  
MO-10C

THOMAS T & CHRISTINE A KENNEY  
OR 137 P 776  
1.542 ACRES  
19-01

BEACHY SUBDIVISION  
PLAT BOOK "B" PAGE 205-206  
108-01

LOT 4

LOT 5

DRAINAGE EASEMENT

DRAINAGE EASEMENT

## **Cottrill Surveying, LLC**

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

### **20.0010 Acre Tract Surveyed for Bob Johnson**

The following described 20.0010 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 all of a 1.2340 acre tract conveyed to Robert J and Donna J Johnson by Official Record \_\_\_\_\_page \_\_\_\_\_, 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 600.06 feet to a mine spike found at the southwest corner of said 20.001 acre tract and **The True Point of Beginning** ;

Thence, with said 20.001 acre tract, **North 02° 31' 41" West**, passing an iron pipe found at the southeast corner of Lot 3 of Beachy Subdivision as recorded in Plat Book "B" pages 205-206 being plat 108-01 on the Auditor's Website at 30.29 feet, a total distance of **452.28 feet** to a 3/4" diameter iron pipe and yellow plastic cap stamped "S-6034" found at the northeast corner of said Lot 3;

Thence, with the north line of said subdivision, the following 3 courses:

- 1) **South 79° 03' 58" West** a distance of **150.31 feet** to a 3/4" diameter iron pipe and yellow plastic cap stamped "S-6034" found at the northeast corner of Lot 2 of said subdivision
- 2) **South 84° 44' 55" West** a distance of **148.92 feet** to a 3/4" diameter iron pipe and yellow plastic cap stamped "S-6034" found at the northeast corner of Lot 1 of said subdivision
- 3) **South 78° 45' 21" West** a distance of **150.65 feet** to a 3/4" diameter iron pipe and yellow plastic cap stamped "S-6034" found at the northeast corner of a 1.542 acre tract conveyed to Thomas T and Christine A Kenney by Official Record 137 page 776;

Thence, with the north line of said 1.542 acre tract, **South 74° 21' 04" West** a distance of **152.70 feet** to a 3/4" diameter iron pipe and yellow plastic cap stamped "S-6034" found in the east line of a 5.034 acre tract conveyed to Thomas T and Christine A Kenney by Deed Book 276 page 200;

Thence, with the east line of said 5.034 acre tract, **North 02° 30' 34" West** a distance of **486.16 feet** to a 5/8 inch diameter rebar found corner to a 138.25 acre tract conveyed to Sondra Lee Pace by Official Record 237 page 1902 and in the line between VMS 5606 and 10700;

Thence, with the east line of said 138.25 acre tract and said VMS line, the following 3 courses:

- 1) **North 05° 46' 11" East** a distance of 1029.11 feet to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Ohio Geomatics" found at the southwest corner of said 1.2340 acre tract
- 2) **North 05° 46' 11" East** a distance of **64.70 feet** to a 1 1/2 inch diameter metal fence post found
- 3) **North 08° 46' 42" West** a distance of **111.95 feet** to an iron pin and cap set corner to the remaining 40.538 acre tract conveyed to Robert J and Donna J Johnson by Official Record 249 page 1206;

Thence, with what remains of said 40.538 acre tract the following 2 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** to an iron pin and cap set at the northwest corner of a 1.2158 acre tract conveyed to Robert J and Donna J Johnson by Official Record \_\_\_\_\_page \_\_\_\_\_;

Thence, with said 1.2158 acre tract, the following 2 courses:

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

Thence, with the west line of said 40.538 acre tract, **South 02° 32' 32" East**, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Ohio Geomatics" found at 1413.39 feet, a total distance of **1436.01 feet** to a mag nail found in the centerline of said Josiah-Morris Road;

Thence, with the centerline of said Road, **South 79° 58' 29" West** a distance of **60.01 feet** returning to **The True Point of Beginning** containing **20.0010 Acres** more or less, of which 18.7670 acres more or less is part of said 20.001 acre tract and 1.2340 acres more or less is all of said 1.2340 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 #S150912-20-0010AC)

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James R. Cottrill, PS