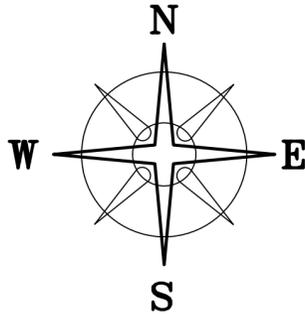


**LEGEND**

- 4"Ø IRON FENCE POST (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- ⊙ 1/2" IRON PIPE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

BEARINGS BASED ON THE  $\mathcal{C}$  OF WOODS-OPOSSUM RUN ROAD (N 24°19'45"W) AS DESCRIBED IN D.B. 278, P. 772.



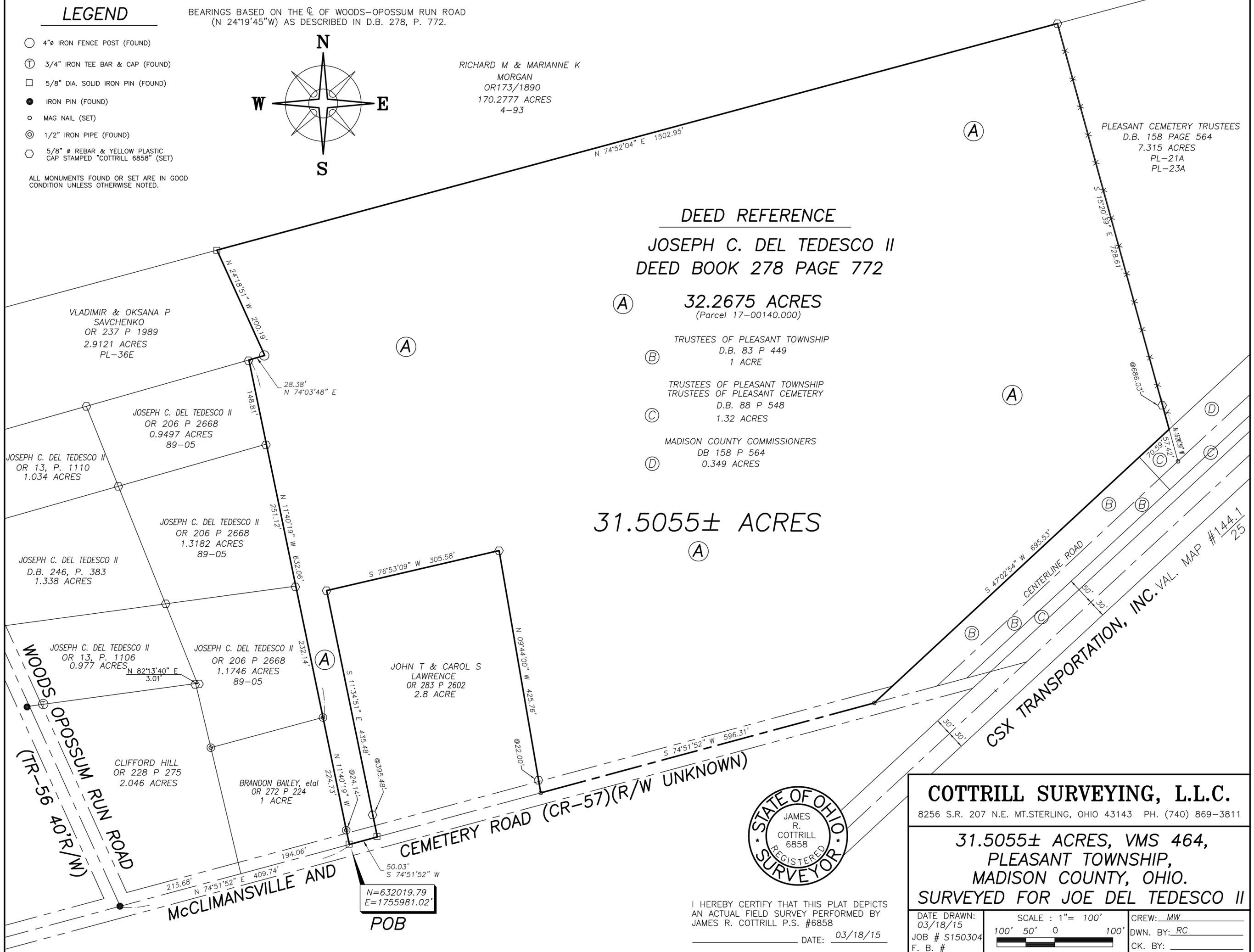
RICHARD M & MARIANNE K  
MORGAN  
OR173/1890  
170.2777 ACRES  
4-93

PLEASANT CEMETERY TRUSTEES  
D.B. 158 PAGE 564  
7.315 ACRES  
PL-21A  
PL-23A

**DEED REFERENCE**  
**JOSEPH C. DEL TEDESCO II**  
**DEED BOOK 278 PAGE 772**

- (A) **32.2675 ACRES**  
(Parcel 17-00140.000)
- (B) TRUSTEES OF PLEASANT TOWNSHIP  
D.B. 83 P 449  
1 ACRE
- (C) TRUSTEES OF PLEASANT TOWNSHIP  
TRUSTEES OF PLEASANT CEMETERY  
D.B. 88 P 548  
1.32 ACRES
- (D) MADISON COUNTY COMMISSIONERS  
DB 158 P 564  
0.349 ACRES

**31.5055± ACRES**



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

**31.5055± ACRES, VMS 464,**  
**PLEASANT TOWNSHIP,**  
**MADISON COUNTY, OHIO.**  
**SURVEYED FOR JOE DEL TEDESCO II**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 03/18/15

DATE DRAWN: 03/18/15	SCALE : 1" = 100'	CREW: MW
JOB # S150304	100' 50' 0 100'	DWN. BY: RC
F. B. #		CK. BY:

N=632019.79  
E=1755981.02'

**POB**

## **Cottrill Surveying, LLC**

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

### **31.5055 Acre Tract**

#### ***Surveyed for Joseph Del Tedesco II***

The following described 31.5055 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 464, and being all that remains of a 32.2675 acre tract (Parcel 17-00140.000) conveyed to Joseph C Del Tedesco II by Deed Book 278 page 772, and being more particularly described as follows:

Beginning at a 5/8 inch diameter iron pin found in the centerline of McClimansville and Cemetery Road (County Road 57) (right-of-way width unknown) at the southwest corner of said 32.2675 acre tract and the southeast corner of a 1 acre tract conveyed to Brandon Bailey, et al. by Official Record 272 page 224, said iron pin bears North 74° 51' 52" East a distance of 409.74 feet from an iron pin found at the centerline intersection of said McClimansville and Cemetery Road with Woods Opossum Run Road;

Thence, with the east line of said 1 acre tract, **North 11° 40' 19" West**, passing a 1/2 inch diameter iron pipe found at 24.14 feet, a total distance of **224.73 feet** to a 1/2 inch diameter iron pipe found at the southeast corner of a 1.1746 acre tract conveyed to Joseph C Del Tedesco II by Official Record 206 page 2668;

Thence, with the east line of said 1.1746 acre tract, **North 11° 40' 19" West**, passing an iron pin and cap previously set at the southeast corner of a 1.3182 acre tract conveyed to Joseph C Del Tedesco II by Official Record 206 page 2668 at 232.14 feet, also passing an iron pin and cap previously set at the southeast corner of a 0.9497 acre tract conveyed to Joseph C Del Tedesco II by Official Record 208 page 668 at 483.26 feet, a total distance of **632.06 feet** to an iron pin and cap previously set in the south line of a 2.9121 acre tract conveyed to Vladimir and Oksana P Savchenko by Official Record 237 page 1989;

Thence, with said 2.9129 acre tract the following two courses:

- 1) **North 74° 03' 48" East** a distance of **28.38 feet** to a 4 inch diameter metal fence post found
- 2) **North 24° 18' 51" West** a distance of **200.19 feet** to a 5/8 inch diameter iron pin found in the south line of a 170.2777 acre tract conveyed to Richard M and Marianna K Morgan by Official Record 173 page 1890;

Thence, with the south line of said 170.2777 acre tract, **North 74° 52' 04" East** a distance of **1502.95 feet** to an iron pin and cap set at the northwest corner of a 7.315 acre tract conveyed to Pleasant Cemetery Trustees by Deed Book 158 page 564;

Thence, with the west line of said 7.315 acre tract, **South 15° 20' 39" East**, passing an iron pin and cap set at 686.03 feet, a total distance of **728.61 feet** to the northwest corner of a 0.349 acre tract conveyed to the Madison County Commissioners by Deed Book 158 page 564 also corner to a 1.32 acre tract conveyed to Trustees of Pleasant Township and the Trustees of Pleasant Cemetery by Deed Book 88 page 548;

page 2

Thence, with the northwest line of said 1.32 acre tract, **South 47° 02' 54" West**, passing the north corner of a 1 acre tract conveyed to Trustees of Pleasant Township by Deed Book 83 page 449 at 70.59 feet, a total distance of **695.53 feet** to a mag nail set in the centerline of said McClimansville and Cemetery Road;

Thence, with the centerline of said McClimansville and Cemetery Road, **South 74° 51' 52" West** a distance of **596.31 feet** to a mag nail set at the southeast corner of a 2.8 acre tract conveyed to John T and Carol S Lawrence by Official Record 283 page 2602;

Thence, with said 2.8 acre tract the following three courses:

- 1) **North 09° 44' 00" West**, passing and iron pin and cap set at 22.00 feet, a total distance of **425.76 feet** to an iron pin and caps set
- 2) **South 76° 53' 09" West** a distance of **305.58 feet** to an iron pin and cap set
- 3) **South 11° 34' 51" East**, passing an iron pin and cap set at 395.48 feet, a total distance of **435.48 feet** to a 5/8 inch diameter iron pin found in the centerline of said McClimansville and Cemetery Road;

Thence, with the centerline of said McClimansville and Cemetery Road, **South 74° 51' 52" West** a distance of **50.03 feet** returning to the point of beginning containing **31.5055 Acres** more or less.

Bearings are bases on the centerline of Woods Opossum Run Road (North 24° 19' 45" West) as described in Deed Book 278 page 772.

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 March 24, 2015 by James R. Cottrill registration #6858. (Job #S150304-31-5055AC)

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James R. Cottrill, PS