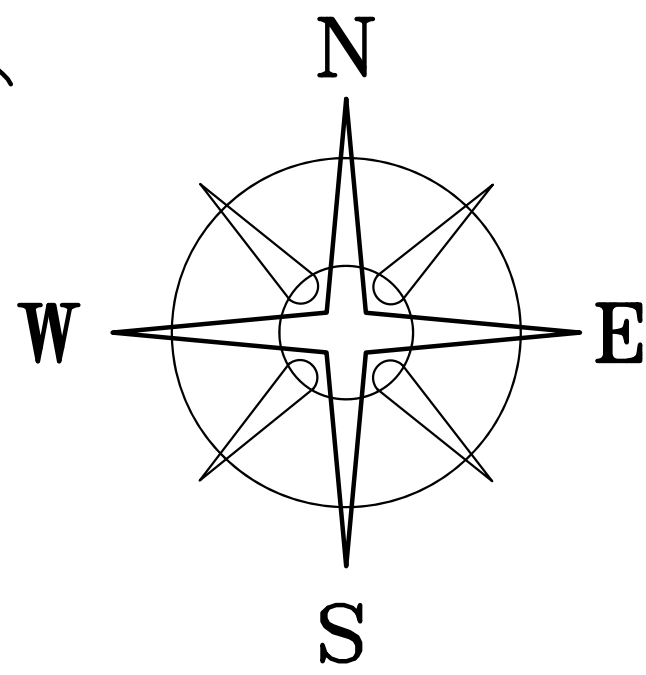


CURTIS EDWARD CUPP
OR 243 PG 1878
74.1678 ACRES
17-00454.002

FRANKLIN COUNTY
PICKAWAY COUNTY

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/14/16
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
FLORENCE L & THOMAS O MUSSELMAN
MADISON COUNTY
DB 232 PG 326
117.021 ACRES 115 ORIGINAL ACRES
PARCEL #17-00331.000
PICKAWAY COUNTY
NOT RECORDED

25.6578±
ACRES
MADISON COUNTY
25.6300± ACRES
PICKAWAY COUNTY
0.0278± ACRES

CLYDE E & JANET J HENRY
DB 292 PG 220
24.539 ACRES
19-00001.001

CLYDE E & JANET J HENRY
DB 334 PG 130
0.5359 ACRES
B06-0-001-00-016-01

LEGEND

- LANDSCAPE SPIKE (FOUND)
 - ⊙ 3/4" PIPE (FOUND)
 - 1/2" CONDUIT (FOUND)
 - IRON PIN (FOUND)
 - ⊞ COUNTY MONUMENT (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

N=651662.35'
E=1757427.56'

MCKENDREE RD
(CR-55)

WOODS OPOSSUM RUN
(CR-56)(40'R/W)

POINT OF COMMENCEMENT

TPOB

DETAIL "A"

DETAIL "A"



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 07/19/16

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

25.6578± ACRES, VMS 6782 & 8870,
PLEASANT TOWNSHIP, MADISON CO.,
DARBY TOWNSHIP, PICKAWAY CO.,
STATE OF OHIO.

SURVEYED FOR CHUCK ROOF

DATE DRAWN: 07/15/16	SCALE : 1" = 200' 200' 100' 0 200'	CREW: MW
JOB # S160605		DWN. BY: NC
		CK. BY:

COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

25.6578 Acre Tract *Surveyed for Chuck Roof*

The following described 25.6578 acre tract is situated in the State of Ohio, Pleasant Township in Madison County, Darby Township in Pickaway County, VMS 6782 and 8870, and being part of a 117.021 acre tract (Madison County 17-00331.000) conveyed to Florence L and Thomas O Musselman by Deed Book 232 page 326 (no recorded in Pickaway County), and being more particularly described as follows:

Commencing at a 3/4-inch diameter pipe found at the centerline intersection of Woods O'possum Run (Mad. Co. Rd. 56) (40 feet right-of-way) and Anderson Antioch (Mad. Co. Rd. 59) (40 feet right-of-way);

Thence, with the centerline of said Anderson Antioch, North 56° 08' 36" East a distance of 1121.04 feet to a point at the southwest corner of herein described tract, said point being the **True Point of Beginning**;

Thence, with a new line across said 117.021 acre tract with the following two courses:

- 1) **North 19° 07' 13" West**, passing an iron pin and cap set at 20.00 feet, a total distance of **996.43 feet** to an iron pin and cap set;
- 2) **North 18° 33' 28" West** a distance of **995.77 feet** to an iron pin and cap set in the south line of a 74.1678 acre tract conveyed to Curtis Edward Cupp by Official Record 243 page 1878 (Madison County);

Thence, with the south line of said 74.1678 acre tract, **North 55° 23' 51" East** a distance of **298.94 feet** to an iron pin and cap set in the west line of a 24.539 acre tract conveyed to Clyde E and Janet J Henry by Deed Book 292 page 220 (Madison County), said line also being between VMS 6782 and 8870;

Thence, with the west line of said 24.539 acre tract and said VMS line, **South 34° 58' 24" East**, passing a point at the Madison/Pickaway County line at 1882.67 feet, said point also being the West corner of a 0.5359 acre tract conveyed to Clyde E and Janet J Henry by Deed Book 334 page 130 (Pickaway County), also passing an iron pin and cap set at 1916.67 feet, a total distance of **1938.67 feet** to a 1/2-inch diameter conduit in the centerline of Mantle Road (Pickaway Township Road 164) (right-of-way varies);

Thence, with the centerline of said Mantle Road (Pickaway County) and Anderson Antioch (Madison County), **South 56° 51' 51" West**, passing a point at the Pickaway/Madison County line at 43.24 feet, from which a landscaping spike bears South 03° 22' 50" West a distance of 0.84 feet, also passing an iron pin found at 559.64 feet, a total distance of **817.58 feet** to a 1/2-inch diameter conduit found;


Thence, with the centerline of said Anderson Antioch, **South 56° 08' 36" West** a distance of **35.39 feet** returning to the **True Point of Beginning** containing **25.6578 Acres** more or less, of which 25.6300 acres more or less are in Madison County and 0.0278 acres more or less are in Pickaway County.

Bearings are based on a GPS observation on July 14, 2016, 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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed July 1 July 14, 2016 5, 2016 by James R. Cottrill, PS registration #6858. (Job #S160605-25-6578AC)


James R. Cottrill, PS