

BEARINGS BASED ON THE SOUTH LINE OF FITZGERALD OUTLET
(N 74°25'00" E) AS DESCRIBED IN OFFICIAL RECORD 100 PAGE 2146

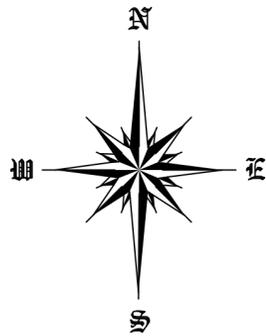
DEED REFERENCE

MASON EDWIN R, MASON MATTHEW W, MASON MARK W

OFFICIAL RECORD 261 PAGE 1699

Ⓐ 4.8134± ACRES

PARCEL #17-00328.001



N=634719.22'
E=1751417.48'

FITZGERALD OUTLET (T-157)(30' R/W)

POB

THOMAS PATRICK D, THOMAS ANGELA R
O.R. 278 PAGE 1300
2.39 ACRES
17-00328.000

2.4066± ACRES

Ⓐ

2.4067± ACRES

Ⓐ

HARRIS, DALE E
OFFICIAL RECORD 280 PAGE 2424
0.697 ACRES
17-00202.000

0.505 ACRES
17-00202.000

CLARA B. FLUKE (TRUST)
OFFICIAL RECORD 227 PAGE 947
404.65 ACRES
17-00015.000

LEGEND

- 1/2" IRON PIPE (FOUND)
- 3/4" IRON PIPE (FOUND)
- ▲ RECORD CORNER STONE (FOUND)
- 3" METAL FENCE POST IN CONCRETE (FOUND)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (PREVIOUSLY SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 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: 7/02/15

COTTRILL SURVEYING, L.L.C.

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

2 TRACTS) 2.406 ACRES, V.M.S. 464
PLEASANT TWP., MADISON COUNTY
STATE OF OHIO.
SURVEYED FOR MATTHEW MASON

DATE DRAWN:
6/30/15
JOB #S150611
F. B. #

SCALE : 1" = 50'
50' 25' 0 50'

CREW: MW
DWN. BY: MW
CK. BY:

STATE ROUTE 59 (60' R/W)

N 74°25'00" E 552.94'

N 74°25'00" E 1148.28'

S 17°06'05" E 15.01'

N 74°25'00" E 290.29'

N 74°25'00" E 304.45'

S 14°48'22" E 15.00'

S 14°48'22" E 330.95'

N 16°51'39" N 372.62'

S 66°14'26" W 294.66'

S 78°32'40" W 290.03'

N 17°09'05" N 351.78'

⊗ 14.8.35'

Cottrill Surveying, LLC

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

2.4066 Acre Tract *Surveyed for Matt Mason*

The following describe 2.4066 acre tract is situated in the state of Ohio, Madison County, pleasant Township, VMS 464, and being part of a 4.8134 acre tract (1700328.001) conveyed to Edwin R Mason, et al. by Official Record 261 page 1699, and being more particularly described as follows:

Beginning at an iron pin and cap previously set in the south line of Fitzgerald Outlet (Township Road 157)(30 feet right-of-way) at the northeast corner of said 4.8134 acre tract and the northwest corner of a 2.39 acre tract conveyed to Patrick D and Angela R Thomas by Official Record 278 page 1300, said iron pipe bears North 74° 25' 00" West a distance of 1148.28 feet and South 14° 48' 22" East a distance of 15.00 feet from the centerline intersection of said Fitzgerald Outlet with the centerline of State Route 56 (60 feet right-of-way);

Thence, with the west line of said 2.39 acre tract, **South 14° 48' 22" East** a distance of **330.65 feet** to an iron pin and cap previously set in the north line of a 404.65 acre tract conveyed to Carla B Fluke, Trust by Official Record 227 page 947;

Thence, with the north line of said 404.65 acre tract, **South 66° 14' 26" West** a distance of **294.66 feet** to a cornerstone found;

Thence, with a new line across said 4.8134 acre tract, **North 16° 51' 39" West** a distance of **372.62 feet** to an iron pin and cap set in the south line of said Fitzgerald Outlet;

Thence, with the south line of said Fitzgerald Outlet, **North 74° 25' 00" East** a distance of **304.45 feet** returning to the point of beginning containing **2.4066 Acres** more or less.

Bearings are bases on the south line of Fitzgerald Outlet (North 74° 25' 00" East) as described in Official Record 100 page 2146.

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 July 1, 2015 by James R. Cottrill registration #6858. (Job #S150611-2-4066AC)

James R. Cottrill, PS

Cottrill Surveying, LLC

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

2.4067 Acre Tract Surveyed for Matt Mason

The following describe 2.4067 acre tract is situated in the state of Ohio, Madison County, pleasant Township, VMS 464, and being part of a 4.8134 acre tract (1700328.001) conveyed to Edwin R Mason, et al. by Official Record 261 page 1699, and being more particularly described as follows:

Beginning at a 3/4 inch diameter iron pipe found in the south line of Fitzgerald Outlet (Township Road 157)(30 feet right-of-way) at the northwest corner of said 4.8134 acre tract and the northeast corner of a 0.697 acre tract conveyed to Dale E Harris by Official Record 280 page 2424, said iron pipe bears North 74° 25' 00" West a distance of 552.94 feet and South 17° 06' 05" East a distance of 15.01 feet from the centerline intersection of said Fitzgerald Outlet with the centerline of State Route 56 (60 feet right-of-way);

Thence, with the south line of said Fitzgerald Outlet, **North 74° 25' 00" East** a distance of **290.29 feet** to an iron pin and cap set:

Thence, with a new line across said 4.8134 acre tract, **South 16° 51' 39" East** a distance of **372.62 feet** to a cornerstone found in the north line of a 404.65 acre tract conveyed to Carla B Fluke, Trust by Official Record 227 page 947;

Thence, with the north line of said 404.65 acre tract, **South 78° 32' 40" West** a distance of **290.03 feet** to a 3 inch metal fence post found at the southeast corner of a 0.505 acre tract also conveyed to Dale E Harris by Official Record 280 page 2424;

Thence, with the east line of said 0.505 and 0.697 acre tracts, **North 17° 06' 05" West**, passing the eastern corner common to said tracts at 148.35 feet, passing an iron pin and cap set at 346.77 feet, also passing a 3 inch diameter metal fence post found at 351.59 feet, a total distance of **351.78 feet** returning to the point of beginning containing **2.4067 Acres** more or less.

Bearings are bases on the south line of Fitzgerald Outlet (North 74° 25' 00" East) as described in Official Record 100 page 2146.

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 July 1, 2015 by James R. Cottrill registration #6858. (Job #S150611-2-4067AC)

James R. Cottrill, PS