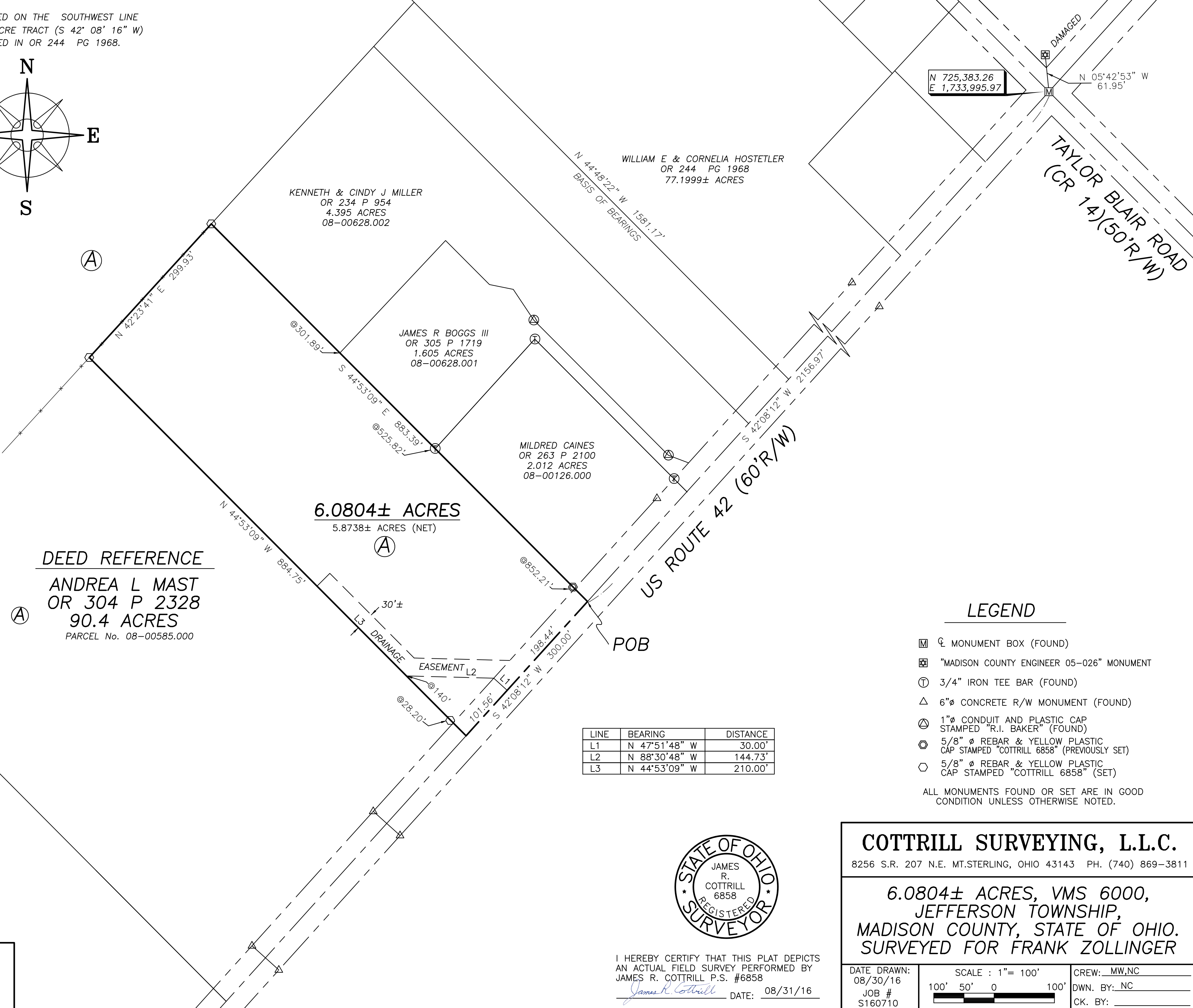
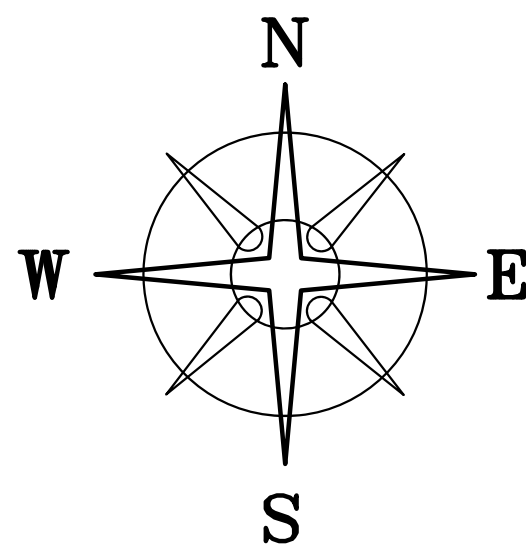


BEARINGS BASED ON THE SOUTHWEST LINE  
OF A 77.1999 ACRE TRACT (S 42° 08' 16" W)  
AS DESCRIBED IN OR 244 PG 1968.



**DEED REFERENCE**  
**ANDREA L MAST**  
**OR 304 P 2328**  
**90.4 ACRES**  
PARCEL No. 08-00585.000

**6.0804± ACRES**  
5.8738± ACRES (NET)

LINE	BEARING	DISTANCE
L1	N 47°51'48" W	30.00'
L2	N 88°30'48" W	144.73'
L3	N 44°53'09" W	210.00'

N 725,383.26  
E 1,733,995.97

N 05°42'53" W  
61.95'

TAYLOR BLAIR ROAD  
(CR 14)(50'R/W)

WILLIAM E & CORNELIA HOSTETLER  
OR 244 PG 1968  
77.1999± ACRES

KENNETH & CINDY J MILLER  
OR 234 P 954  
4.395 ACRES  
08-00628.002

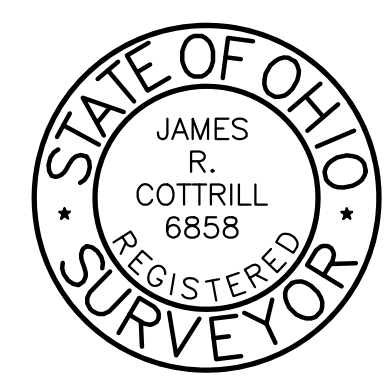
JAMES R BOGGS III  
OR 305 P 1719  
1.605 ACRES  
08-00628.001

MILDRED CAINES  
OR 263 P 2100  
2.012 ACRES  
08-00126.000

**LEGEND**

- ☒ ☑ MONUMENT BOX (FOUND)
- ☒ "MADISON COUNTY ENGINEER 05-026" MONUMENT
- ⊕ 3/4" IRON TEE BAR (FOUND)
- △ 6"φ CONCRETE R/W MONUMENT (FOUND)
- ⊙ 1"φ CONDUIT AND PLASTIC CAP STAMPED "R.I. BAKER" (FOUND)
- ⊙ 5/8" φ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⊙ 5/8" φ 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  
*James R. Cottrill* DATE: 08/31/16

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

**6.0804± ACRES, VMS 6000,**  
**JEFFERSON TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR FRANK ZOLLINGER**

DATE DRAWN: 08/30/16	SCALE : 1" = 100'	CREW: MW, NC
JOB # S160710	100' 50' 0 100'	DWN. BY: NC
		CK. BY:

## **COTTRILL SURVEYING, LLC**

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

### **6.0804 Acre Tract** *Surveyed for Frank Zollinger*

The following described 6.0804 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, and being part of a 90.4 acre tract (Parcel No. 08-00585.000) conveyed to Andrea L. Mast by Official Record 304 page 2328, and being more particularly described as follows:

Beginning at a point in the centerline of US Route 42 (60 feet right-of-way) at the south corner of a 2.012 acre tract conveyed to Mildred Caines by Official Record 263 page 2100, said point bears South 42° 08' 12" West a distance of 2156.97 feet from a monument box found at the centerline intersection of Taylor Blair Road (County Road 14) (50 feet right-of-way);

Thence, with the centerline of US Route 42, **South 42° 08' 12" West** a distance of **300.00 feet** to a point;

Thence, across said 90.4 acres with the following two new courses:

- 1) **North 44° 53' 09" West**, passing an iron pin and cap set at 28.20 feet, a total distance of **884.75 feet** to an iron pin and cap set;
- 2) **North 42° 23' 41" East** a distance of **299.93 feet** to an iron pin and cap set at the west corner of a 4.395 acre tract conveyed to Kenneth and Cindy J. Miller by Official Record 234 page 954;

Thence, with the southwest line of said 4.395 acre tract, **South 44° 53' 09" East**, passing the west corner of a 1.605 acre tract conveyed to James R Boggs III by Official Record 305 page 1719 at 301.89 feet, also passing a 3/4-inch T-Bar at the west corner of said 2.012 acre tract at 525.82 feet, also passing an iron pin and cap previously set at 852.21 feet, a total distance of **883.39 feet** returning to the **Point of Beginning** containing **6.0804 Acres** more or less.

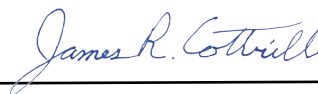
Bearings are based on the southwest line (North 44° 48' 22" West) of a 77.1999 acre tract as described in Official Record 244 page 1968.

Said 6.0804 acre tract is subject to 30 feet wide drainage easement as shown on plat.

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 or previously 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 August 15, 2016 by James R. Cottrill, PS registration #6858. (Job #S160710-6-0804AC)



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James R. Cottrill, PS

## **COTTRILL SURVEYING, LLC**

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

### ***30' Drainage Easement Surveyed for Frank Zollinger***

The following described 30 feet wide Drainage Easement is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, and being part of a 90.4 acre tract (Parcel No. 08-00585.000) conveyed to Andrea L. Mast by Official Record 304 page 2328, and being more particularly described as follows:

Said 30 feet Drainage Easement extends from the northwest right-of-way line of US Route 42 to the Southwest line of a 6.0804 acre tract surveyed by this surveyor August 30, 2016 (not recorded to date) and continues in the northwest direction 210 feet and is tangent to and 30 feet right of the following described baseline:

Beginning at a point in the centerline of US Route 42 (60 feet right-of-way) at the south corner of a 2.012 acre tract conveyed to Mildred Caines by Official Record 263 page 2100, said point bears South 42° 08' 12" West a distance of 2156.97 feet from a monument box found at the centerline intersection of Taylor Blair Road (County Road 14) (50 feet right-of-way);

Thence, with the centerline of US Route 42, South 42° 08' 12" West a distance of 194.44 feet to a point;

Thence, across said 6.0804 acre tract with the following two courses:

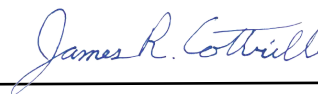
- 1) North 47° 51' 48" West a distance of 30.00 feet to a point in the west right-of-way line, said point being the True Point of Beginning of easement baseline;
- 2) **North 88° 30' 48" West** a distance of **144.73 feet** to a point in the west line of said 6.0804 acre tract;

Thence, with the west line of said 6.0804 acre tract, **North 44° 53' 09" West** a distance of **210.00 feet** to the northwest terminus of said Drainage Easement.

Bearings are based on the southwest line (North 44° 48' 22" West) of a 77.1999 acre tract as described in Official Record 244 page 1968.

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.

This description is based on a field survey performed August 15, 2016 by James R. Cottrill, PS registration #6858. (Job #S160710-EASE)



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James R. Cottrill, PS