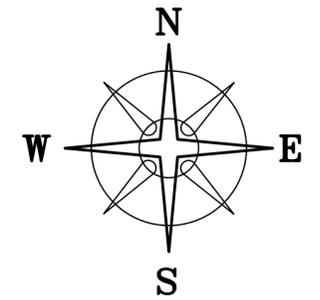
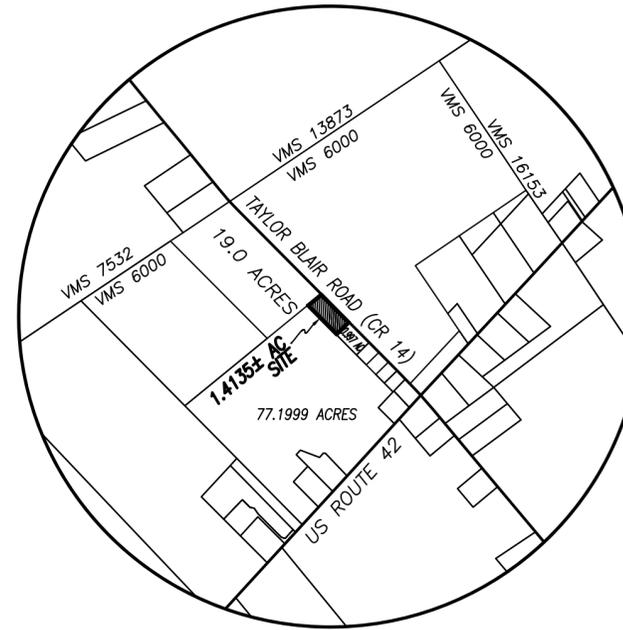


**LOCATION MAP**

NOT TO SCALE



BEARINGS BASED ON THE NORTHEAST LINE OF A 77.1999 ACRE TRACT (S 44° 51' 05" E) AS DESCRIBED IN OR 244 PG 1968.

CAROLE A TINGLE  
OR 261 P 109  
19.0 ACRES

@130.29'  
N 50°23'56" E 163.34'

1.4135± ACRES  
Ⓐ

N 44°51'05" W 392.01'  
(BASIS OF BEARINGS)

WILLIAM E HOSTETLER  
OR 244 P 1968  
77.1999 ACRES

PIPE DAMAGED  
RESET AT CORNER

TPOB

@19.00'  
S 41°00'20" W 162.99'

KIMBERLY YODER  
OR 103 P 1638  
0.997 ACRES

N 725,383.26  
E 1,733,995.97

MAD. CO. MON. 05-026  
TOP KNOCKED OFF

61.95'  
N 05°42'53" W

POINT OF COMMENCEMENT

**DEED REFERENCE**

SCOTT A WILLIAMS  
OR 265 PG 1064

Ⓐ 1.4 ACRES

PACEL No. 09-00076.000

**LEGEND**

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

- ☒ MONUMENT BOX (FOUND)
- ▲ MADISON COUNTY MONUMENT 05-026 (FOUND)
- Ⓜ MAG NAIL (SET OVER IRON PIPE FOUND)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 685" (SET)
- ⊙ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



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

*James R. Cottrill* DATE: 10/04/16

**COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 Fax: (740) 869-3847  
www.cottrillsurveying.com

**1.4135± ACRES,  
VMS 6000, JEFFERSON TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR SCOTT WILLIAMS**

SCALE : 1" = 60'  
60' 30' 0 60'

DATES	JOB No. S160912
SURVEYED 09/2016	CREW: MW
DRAWN 10/2016	DWN BY: NC

## **COTTRILL SURVEYING, LLC**

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

### **1.4135 Acre Tract** *Surveyed for Scott Williams*

The following described 1.4135 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, being all of a 1.4 acre tract (09-00076.000) conveyed to Scott A Williams by Official Record 265 page 1064, and being more particularly described as follows:

Commencing at a centerline right-of-way monument found at the intersection of US Route 42 (60 feet right-of-way) with Taylor Blair Road (County Road 14) (50 feet right-of-way), from said monument Madison County Monument #05-026 bears North 05° 42' 53" West a distance of 61.95 feet;

Thence, with the centerline of said Taylor Blair Rd., North 44° 51' 49" West a distance of 976.33 feet to a railroad spike found at the easternmost corner of said 1.4 acre tract and the northernmost corner of a 0.997 acre tract conveyed to Kimberly Yoder by Official Record 103 page 1638, said railroad spike is also **The True Point of Beginning**;

Thence, with the northwest line of said 0.997 acre tract, **South 41° 00' 20" West**, passing an iron pin and cap set at 19.00 feet, a total distance of **162.99 feet** to a 3/4 inch diameter iron pipe found damaged and reset in the northeast line of a 77.1999 acre tract conveyed to William E Hostetler by Official Record 244 page 1968;

Thence, with the northeast line of said 77.199 acre tract, **North 44° 51' 05" West** a distance of **392.01 feet** to an iron pin and cap previously set in the southeast line of a 19.0 acre tract conveyed to Carole A Tingle by Official Record 261 page 109;

Thence, with the southeast line of said 19.0 acre tract, **North 50° 23' 56" East**, passing an iron pin and cap set at 130.29 feet, a total distance of **163.34 feet** to a mag nail set over an iron pin found in the centerline of said Taylor Blair Road;

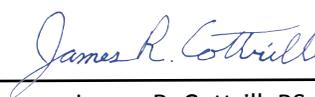
Thence, with the centerline of said Taylor Blair Road, **South 44° 50' 10" East** a distance of **365.29 feet** returning to **The True Point of Beginning** containing **1.4135 Acres** more or less.

Bearings are based on the northeast line of a 77.1999 Acre tract (South 44° 51' 05" East) 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.

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 September 30, 2016 by James R. Cottrill, PS registration #6858. (Job #S160912-1-4135AC)



James R. Cottrill, PS