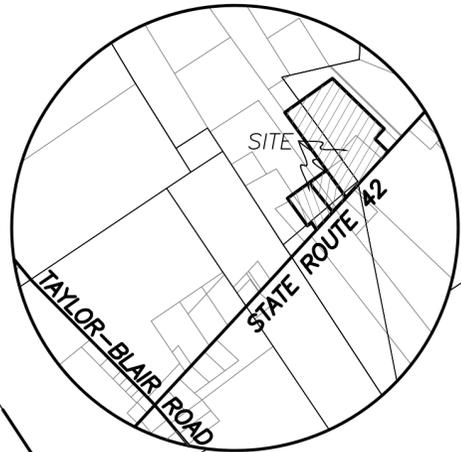
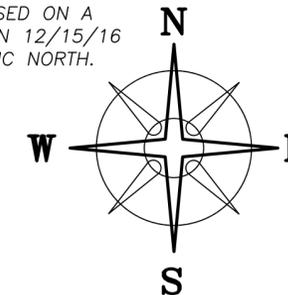


LOCATION MAP

NOT TO SCALE



BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/15/16 WGS 1984 GEODETIC NORTH.



NOTE

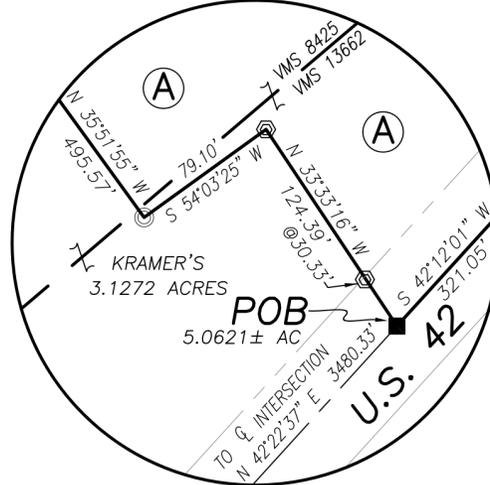
VMS LINES ARE SCALED FROM MADISON COUNTY GIS

DEED REFERENCE

- DANIEL A & BEVERLY A EADES, JOINT LIVES
- OR 325 PG 1156
 - (A) 6.3688 ACRES
PARCEL No. 09-00015.000
 - OR 325 PG 1153
 - (B) 5.3566 ACRES
PARCEL No. 09-00015.002
 - OR 325 PG 1150
 - (C) 5.0008 ACRES
PARCEL No. 09-00015.001
 - OR 274 PG 1984
 - (D) 22.666 ACRES
PARCEL No. 09-00013.000

DETAIL "A"

NOT TO SCALE



LEGEND

- ▣ MONUMENT BOX (FOUND)
 - △ MADISON COUNTY MONUMENT 05-026 (FOUND)
 - 3/4" Ø IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - ⊕ 3/4" Ø IRON PIPE & ALUMINUM CAP "NCB 5969" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

REVISED 12/22/16
REVISED 09/08/17

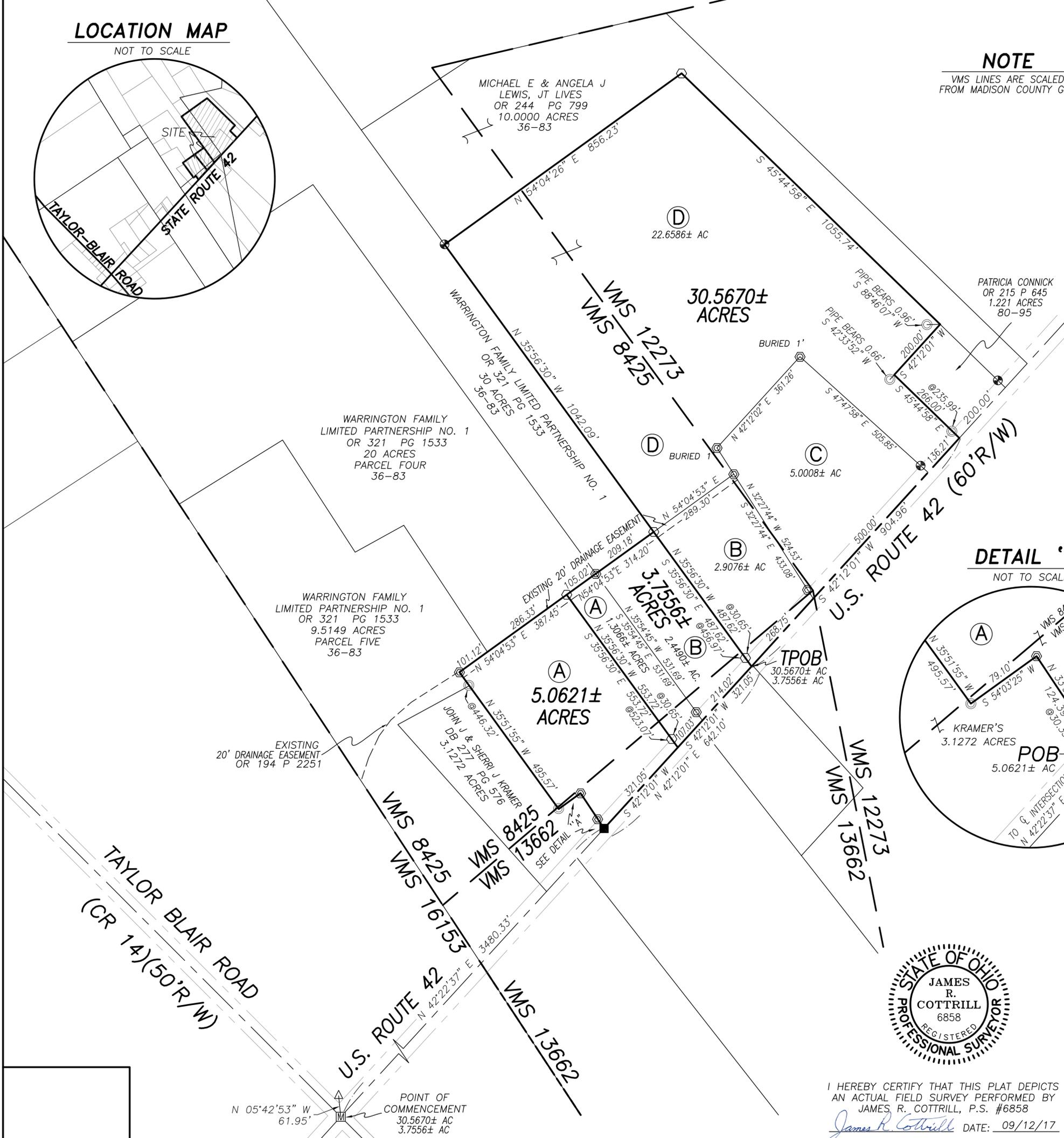
COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

3.7556±, 5.0621± & 30.5670± AC, VMS 8425, 13662 & 12273, JEFFERSON TWP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR DAN EADES

SCALE : 1" = 200'	DATES	JOB No. S170811
200' 100' 0 200'	SURVEYED 09/2017	CREW: MW
	DRAWN 09/2017	DWN BY: NC RC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 09/12/17



COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

3.7556 Acre Tract *Surveyed for Dan Eades*

The following described 3.7556 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8425 and VMS 13662, and being part of a 6.3688 acre tract (Parcel 09-00015.000) conveyed to Daniel A and Beverly A Eades, Joint Lives by Official Record 325 page 1156, and part of a 5.3566 acre tract (Parcel 09-00015.002) conveyed to Daniel A and Beverly A Eades, Joint Lives by Official Record 325 page 1153, and being more particularly described as follows:

Commencing at a Monument Box found at the centerline intersection of US Route 42 (60 feet right-of-way) and Taylor-Blair Road (County Road 14) (50 feet right-of-way);

Thence, with the centerline of US Route 42 with the following 2 courses:

- 1) North 42° 22' 37" East a distance of 3480.33 feet to an iron pin found at the Southwest corner of said 6.3688 acre tract;
- 2) North 42° 12' 01" East a distance of 642.10 feet to the **True Point of Beginning**;

Thence, with the centerline of US Route 42, **South 42° 12' 01" West**, passing the Southeast corner of said 6.3688 acre tract at 214.02 feet, a total distance of **321.05 feet** to a point;

Thence, with a new line across said 6.3688 acre tract, **North 35° 56' 30" West**, passing an iron pin and cap set at 30.65 feet, a total distance of **553.72 feet** to an iron pin and cap set in the Southeast line of a 20 acre tract also conveyed to Warrington Family Limited Partnership No. 1 by Official Record 321 page 1533;

Thence, with the Southeast line of said 20 acre tract, **North 54° 04' 53" East**, passing an iron pin and cap previously set at the Southwest corner of a 30 acre tract conveyed to Warrington Family Limited Partnership No. 1 by Official Record 321 page 1533 and the Northwest corner of said 5.3566 acre tract at 105.02 feet, a total distance of **314.20 feet** to an iron pin and cap set at a corner to a 22.666 acre tract conveyed to Daniel A and Beverly A Eades, Joint Lives by Official Record 274 page 1984;

Thence, with a new line across said 5.3566 acre tract, **South 35° 56' 30" East**, passing an iron pin and cap set at 456.97 feet, a total distance of **487.62 feet** returning to the **True Point of Beginning**, containing **3.7556 Acres** more or less, of which 1.3066 acres more or less is of said 6.3688 acre tract and 2.4490 acres more or less is of said 5.3566 acre tract.

Bearings are based on a GPS observation on December 15, 2016, WGS 1984 Geodetic North.

Subject to and with the benefit of a 20 feet wide drainage easement previously described and shown on accompanying 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 are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed September of 2017 by James R. Cottrill, PS registration #6858. (Job #S170811-3-7556AC)


James R. Cottrill, PS

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5.0621 Acre Tract *Surveyed for Dan Eades*

The following described 5.0621 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8425 and VMS 13662, and being part of a 6.3688 acre tract (Parcel 09-00015.000) conveyed to Daniel A and Beverly A Eades, Joint Lives by Official Record 325 page 1156, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of US Route 42 (60 feet right-of-way) at the Southeast corner of a 3.1272 acre tract conveyed to John J and Sherri J Kramer by Deed Book 277 page 576 and the Southwest corner of said 6.3688 acre tract, said iron pin bears North 42° 22' 37" East a distance of 3480.33 feet from a Monument Box found at the centerline intersection of US Route 42 and Taylor-Blair Road (County Road 14) (50 feet right-of-way);

Thence, with said 3.1272 acre tract with the following three courses:

- 1) **North 33° 33' 16" West**, passing an iron pin and cap set previously at 30.33 feet, a total distance of **124.39 feet** to an iron pin and cap set previously;
- 2) **South 54° 03' 25" West** a distance of **79.10 feet** to a 3/4-inch diameter iron pipe found;
- 3) **North 35° 51' 55" West**, passing a 3/4-inch diameter iron pipe found at a corner to a 9.5149 acre tract conveyed to Warrington Family Limited Partnership No. 1 by Official Record 321 page 1533 at 446.32 feet, a total distance of **495.57 feet** to an iron pin and cap set previously;

Thence, with said 9.5149 acre tract, **North 54° 04' 53" East**, passing the Southwest corner of a 20 acre tract also conveyed to Warrington Family Limited Partnership No. 1 by Official Record 321 page 1533 at 101.12 feet, a total distance of **387.45 feet** to an iron pin and cap set.

Thence, with a new line across said 6.3688 acre tract, **South 35° 56' 30" East**, passing an iron pin and cap set at 523.07 feet, a total distance of **553.72 feet** to the centerline of US Route 42;

Thence, with the centerline of US Route 42, **South 42° 12' 01" West** a distance of **321.05 feet** returning to the **Point of Beginning**, containing **5.0621 Acre** more or less.

Bearings are based on a GPS observation on December 15, 2016, WGS 1984 Geodetic North.

Subject to a 20 feet wide drainage easement previously described and shown on accompanying 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 are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed September of 2017 by James R. Cottrill, PS registration #6858. (Job #S170811-5-0621AC)


James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

30.5670 Acre Tract **Surveyed for Dan Eades**

The following described 30.5670 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8425, 12273 and 13662, and being part of a 5.3566 acre tract (Parcel 09-00015.002) conveyed to Daniel A and Beverly A Eades, Joint Lives by Official Record 325 page 1153, all of a 5.0008 acre tract (Parcel 09-00015.001) conveyed to Daniel A and Beverly A Eades, Joint Lives by Official Record 325 page 1150, and all of a 22.666 acre tract (Parcel 09-00013.000) conveyed to Daniel A and Beverly A Eades, Joint Lives by Official Record 274 page 1984, and being more particularly described as follows:

Commencing at a Monument Box found at the centerline intersection of US Route 42 (60 feet right-of-way) and Taylor-Blair Road (County Road 14) (50 feet right-of-way);

Thence, with the centerline of US Route 42 with the following 2 courses:

- 1) North 42° 22' 37" East a distance of 3,480.33 feet to an iron pin found at the Southwest corner of a 6.3688 acre tract conveyed to Daniel A and Beverly A Eades, Joint Lives by Official Record 325 page 1156;
- 2) North 42° 12' 01" East a distance of 642.10 feet to the **True Point of Beginning**;

Thence, with a new line across said 5.3566 acre tract, **North 35° 56' 30" West**, passing an iron pin and cap set at 30.65 feet, a total distance of **487.62 feet** to an iron pin and cap set at the Southeast corner of a 30 acre tract conveyed to Warrington Family Limited Partnership No. 1 by Official Record 321 page 1533 and the Southwest corner of said 22.666 acre tract;

Thence, with the Northeast line of said 30 acre tract, **North 35° 56' 30" West** a distance of **1,042.09 feet** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at a corner of a 10.0000 acre tract conveyed to Michael E and Angela J Lewis, Joint Lives by Official Record 244 page 799;

Thence, with said 10.0000 acre tract with the following two courses:

- 1) **North 54° 04' 26" East** a distance of **856.23 feet** to an iron pin and cap set;
- 2) **South 45° 44' 58" East** a distance of **1,055.74 feet** to the northernmost corner of a 1.221 acre tract conveyed to Patrick Connick by Official Record 215 page 645, from said corner a 3/4 inch diameter iron pipe found bears South 88° 46' 07" West a distance of 0.96 feet;

Thence, around said 1.221 acre tract with the following two courses:

- 1) **South 42° 12' 01" West** a distance of **200.00 feet** to a point from which a 3/4 inch diameter iron pipe found bears South 42° 33' 52" West a distance of 0.66 feet;
- 2) **South 45° 44' 58" East**, passing a 3/4 inch diameter iron pipe found at 235.99 feet, a total distance of **266.00 feet** to the centerline of US Route 42;

Thence, with the centerline of US Route 42, **South 42° 12' 01" West**, passing the Southeast corner of said 5.0008 acre tract at 136.21 feet, also passing the Southeast corner of said 5.3566 acre tract at 636.21 feet, a total distance of **904.96 feet** returning to the **True Point of Beginning**, containing **30.5670 Acres** more or less, of which 2.9076 acres more or less is of said 5.3566 acre tract, 5.0008 acres more or less is all of said 5.0008 acre tract, and 22.6586 acres more or less is all of said 22.666 acre tract.

Bearings are based on a GPS observation on December 15, 2016, WGS 1984 Geodetic North.

Subject to and with the benefit of a 20 feet wide drainage easement previously described and shown on accompanying 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 are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed September of 2017 by James R. Cottrill, PS registration #6858. (Job #S170811-30-5670AC)


James R. Cottrill, PS