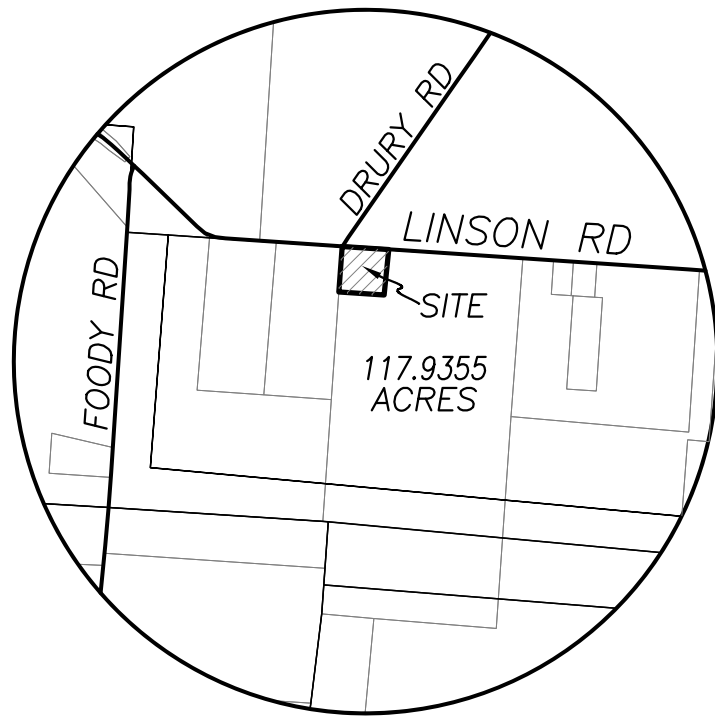


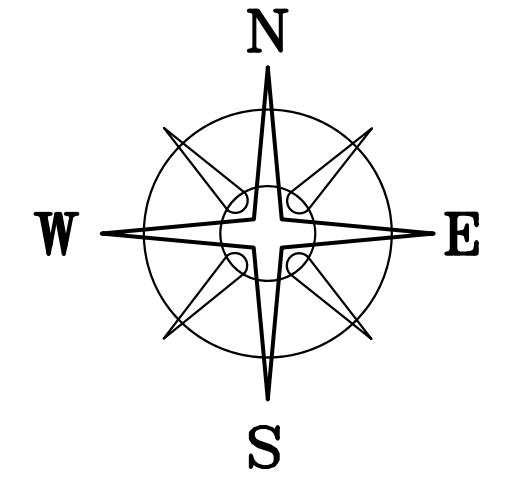
**LOCATION MAP**

NOT TO SCALE



**DEED REFERENCE**

JEFFREY WAYNE & LORIE J GREENE, JT LIVES  
 OR 293 PG 60  
 (A) 3.8645 ACRES  
 PARCEL No. 14-00206.001



BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 08/31/17  
 WGS 1984 GEODETIC NORTH.

VMS 13112  
 VMS 7260

LINSON ROAD (C-17, 45' R/W)  
 S 86°52'53" E 417.19'

VMS 13112  
 VMS 7260

**POB**  
 N=654015.40'  
 E=1683681.76'

@382.88'

@21.79'

JOHN D BINNS  
 OR 216 PG 457  
 TRACT 1  
 19 ACRES

3.8653± ACRES

(A)

JOHN D BINNS  
 OR 216 PG 457  
 TRACT 2  
 121.80 ORIGINAL ACRES  
 117.9355 ACRES

N 03°32'55" E 408.51'

S 04°58'50" W 408.89'

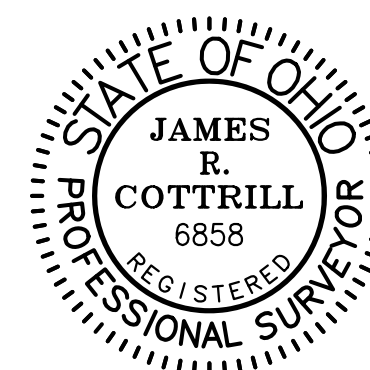
N 86°51'23" W 406.97'

**LEGEND**

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

- 1/2" Ø IRON PIN (FOUND)
- △ ANGLE IRON FENCE POST (FOUND)
- ▲ MAG NAIL (SET) IN CONCRETE IN MIDDLE OF CUT OFF ANGLE IRON FENCE POST (FOUND)
- MAG NAIL (SET) OVER IRON PIN (FOUND)
- ⊛ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "RLL PS 6106" (FOUND)

JOHN D BINNS  
 OR 216 PG 457  
 TRACT 2  
 121.80 ORIGINAL ACRES  
 117.9355 ACRES



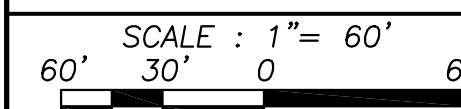
**COTTRILL SURVEYING, INC**

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

**3.8653± ACRES,**  
**VMS 7260, PAINT TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR JEFF GREENE**

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

*James R. Cottrill* DATE: 09/01/17



SCALE : 1" = 60'	DATES	JOB No. S170815
60' 30' 0' 60'	SURVEYED 08/2017	CREW: NC
	DRAWN 08/2017	DWN BY: NC

## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

### **3.8653 Acre Tract** *Surveyed for Jeff Greene*

The following described 3.8653 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 7260, and being all of a 3.8645 acre tract (Parcel 14-00206.001) conveyed to Jeffrey Wayne and Lorie J Greene, Jt Lives by Official Record 293 page 60, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found at the centerline intersection of Linson Road (County Road 17, 45 feet right-of-way) and Drury Road (County Road 23, 50 feet right-of-way) and in the line between VMS 7260 and 13112 at the Northeast corner of a 19 acre tract conveyed to John D Binns by Official Record 216 page 457 and being the Northwest corner of said 3.8645 acre tract;

Thence, with the centerline of Linson Road and said VMS line, **South 86° 52' 53" East** a distance of **417.19 feet** to a mag nail set over an iron pin found at a corner to a 117.9355 acre tract conveyed to John D Binns by Official Record 216 page 457;

Thence, with said 117.9355 acre tract with the following two courses:

- 1) **South 04° 58' 50" West**, passing an angle iron fence post found at 21.79 feet, a total distance of **408.89 feet** to a mag nail set in concrete in the middle of a cut off angle iron fence post found;
- 2) **North 86° 51' 23" West** a distance of **406.97 feet** to a 1/2-inch iron pin found in the East line of said Binns' 19 acre tract;

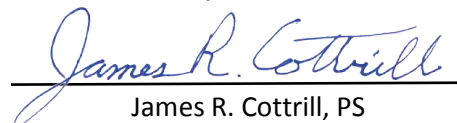
Thence, with the East line of said 19 acre tract, **North 03° 32' 55" East**, passing a 1/2-inch iron pin and yellow plastic cap stamped "RLL PS 6160" at 382.88 feet, a total distance of **408.51 feet** returning to the **Point of Beginning** containing **3.8653 acres** more or less

Bearings are based on a GPS observation on August 31, 2017, 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 6858."

This description is based on a field survey performed August 31, 2017, by James R. Cottrill, PS registration #6858. (Job #S170815-3-8653AC)

  
James R. Cottrill, PS