

BEARINGS ARE BASED ON A GPS OBSERVATION ON 09/26/16 WGS 1984 GEODETIC NORTH.

**DEED REFERENCE**

VIRGINIA L & ROBERT L ENGLE  
OR 303 PG 95

(A) 5.0718 ACRES  
PACEL No. 17-00170.001

ROBERT L. & VIRGINIA L.  
ENGLE, TRUSTEES  
OR 100 PG 1073  
11.0153 ACRES

JOYCE H. & DAVID J. JENKINS  
OR 135 PG 2328  
47.1509 ACRES

ROBERT A ENGLE  
OR 303 PG 105  
2.0732 ACRES  
17-00170.004

SCALED FROM TAX MAP  
RANGE TOWNSHIP  
PLEASANT TOWNSHIP

SUGAR CREEK

3.2779± ACRES

1.7830± ACRES  
1.5000 (NET ACRES)

60' INGRESS/EGRESS EASEMENT

JAMES D & JUDITH E RHENSCHELD, JT LIVES  
60' LANEWAY  
OR 144 P 287  
60.4594 ACRES

POINT OF COMMENCEMENT

S 87°52'59" E 1912.51'  
S 87°52'59" E 2112.51'

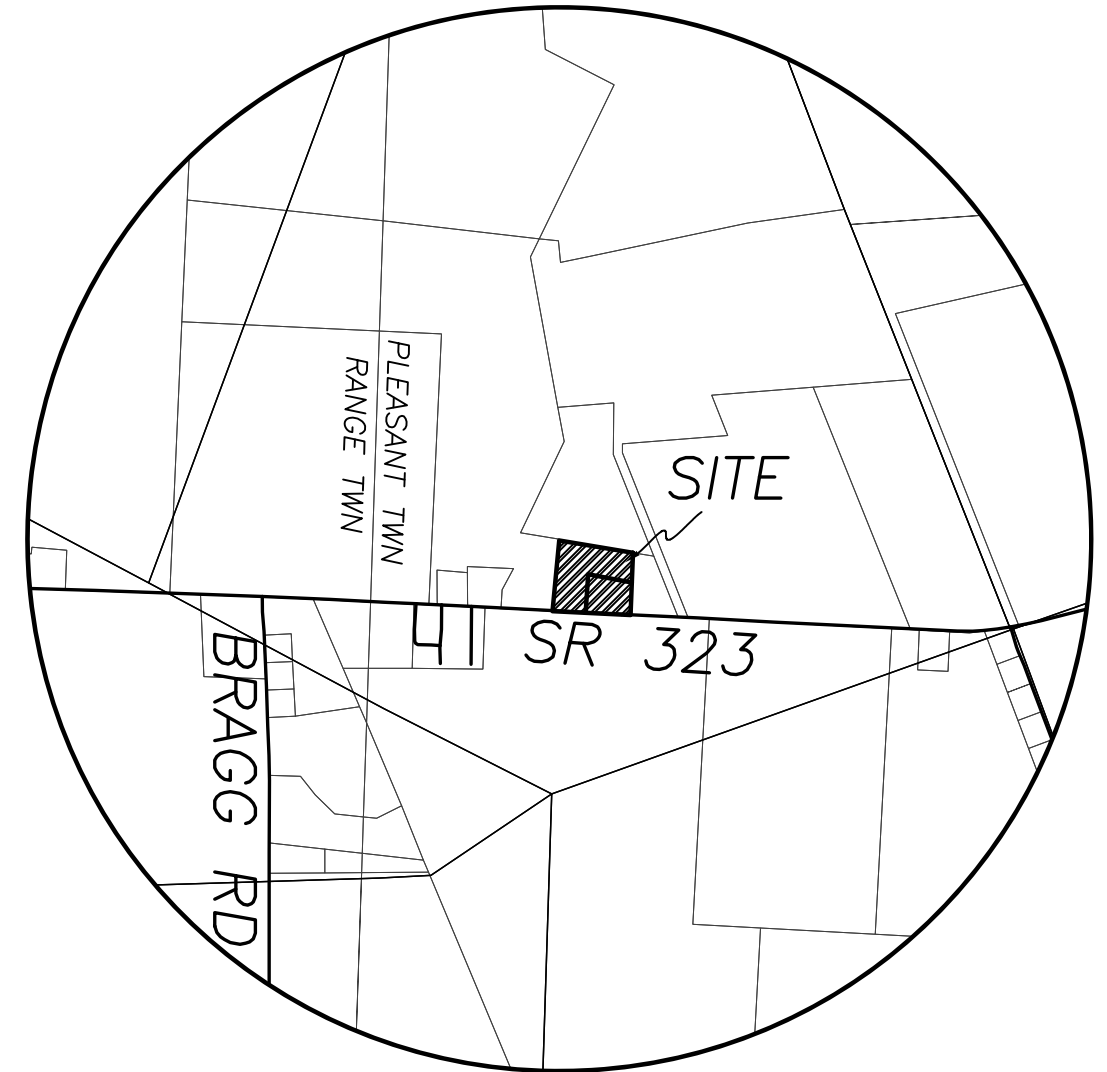
TPOB

TPOB

STATE ROUTE 323 (R/W VARIES)

BRAGG ROAD (T 68) (40' R/W)

LOCATION MAP  
NOT TO SCALE



**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊠ MAG NAIL (SET)
- ⬠ PK NAIL FOUND
- 5/8" Ø IRON PIN (FOUND)
- 2 1/2" Ø IRON PIPE & CAP (FOUND)
- ⊘ 4" Ø IRON PIPE FENCE POST (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 685" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

N=631266.46'  
E=1735737.47'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 10/05/16

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

**3.2779± & 1.7830± ACRES,  
VMS 3972, PLEASANT TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR BOB ENGLE**

SCALE : 1" = 100'	DATES	JOB No. S160901
100' 50' 0 100'	SURVEY 09/2016	CREW: MW
	DRAWN 09/2016	DWN BY: NC

## **COTTRILL SURVEYING, LLC**

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

### **1.7830 Acre Tract Surveyed for Bob Engle**

The following described 1.7830 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 3972, and being part of a 5.0718 acre tract (Parcel Number 17-00170.001) conveyed to Virginia L and Robert L Engle by Official Record 303 page 95, and being more particularly described as follows:

Commencing a point at the centerline intersection of Bragg Road (Township Road 68) (40 feet right-of-way) and State Route 323 (right-of-way width varies);

Thence, with the centerline of State Route 323, South 87° 52' 59" East, passing a point at the southeast corner of a 47.1509 acre tract conveyed to Joyce H and David J Jenkins by Official Record 135 page 2328 and the southwest corner of said 5.0718 acre tract at 1912.51 feet, a total distance of 2112.51 feet to a mag nail set at the southwest corner of herein described 1.7830 acre tract, and being the **True Point of Beginning**;

Thence, across said 5.0718 acre tract with the following two new courses:

- 1) **North 01° 40' 22" East**, passing an iron pin and cap set at 43.50 feet, a total distance of **266.67 feet** to an iron pin and cap set;
- 2) **South 81° 07' 39" East** a distance of **315.52 feet** to an iron pin and cap set in the west line of a 2.0732 acre tract conveyed to Robert A Engle by Official Record 303 page 105;

Thence, with the west line of said 2.0732 acre tract, **South 01° 40' 22" West**, passing an iron pin and cap previously set at 199.21 feet, a total distance of **229.55 feet** to a PK nail found in the centerline of State Route 323;

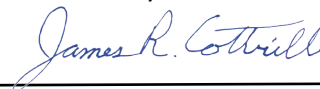
Thence, with the centerline of State Route 323, **North 87° 52' 59" West** a distance of **313.04 feet** returning to the **True Point of Beginning** containing **1.7830 acres** more or less, of which 0.283 acres more or less is within the road right-of-way leaving a net acreage of 1.5000 acres more or less.

Bearings are based on a GPS observation on September 26, 2016, 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 L.L.C. 6858."

This description is based on a field survey performed September 2016 by James R. Cottrill, PS registration #6858. (Job #S160901-1-7830AC)



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James R. Cottrill, PS

## **COTTRILL SURVEYING, LLC**

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

### **3.2779 Acre Tract Surveyed for Bob Engle**

The following described 3.2779 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 3972, and being part of a 5.0718 acre tract (Parcel Number 17-00170.001) conveyed to Virginia L and Robert L Engle by Official Record 303 page 95, and being more particularly described as follows:

Commencing a point at the centerline intersection of Bragg Road (Township Road 68) (40 feet right-of-way) and State Route 323 (right-of-way width varies);

Thence, with the centerline of State Route 323, South 87° 52' 59" East a distance of 1912.51 feet to a mag nail set at the southwest corner of said 5.0718 acre tract and the southeast corner of a 47.1509 acre tract conveyed to Joyce H and David J Jenkins by Official Record 135 page 2328, and being the **True Point of Beginning**;

Thence, with the east line of said 47.1509 acre tract, **North 04° 48' 41" East**, passing an iron pin and cap set at 40.00 feet, also passing a 4 inch diameter iron pipe fence post found at 49.41 feet, a total distance of **469.40 feet** to a 5/8 inch diameter iron pin found at a corner of a 11.0153 acre tract conveyed to Robert L and Virginia L Engle, Trustees by Official Record 100 page 1073;

Thence, with the south line of said 11.0153 acre tract, **South 81° 07' 39" East** a distance of **491.20 feet** to an iron pin and cap previously set at the northwest corner of a 2.0732 acre tract conveyed to Robert A Engle by Official Record 303 page 105;

Thence, with the west line of said 2.0732 acre tract, **South 01° 40' 22" West** a distance of **181.56 feet** to an iron pin and cap set;

Thence, across said 5.0718 acre tract with the following two courses:

- 1) **North 81° 07' 39" West** a distance of **315.52 feet** to an iron pin and cap set
- 2) **South 01° 40' 22" West**, passing an iron pin and cap set at 223.17 feet, a total distance of **266.67 feet** to a mag nail set in the centerline of State Route 323;

Thence, with the centerline of State Route 323, **North 87° 52' 59" West** a distance of **200.00 feet** returning to the **True Point Beginning** containing **3.2779 acres** more or less.

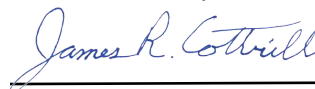
Bearings are based on a GPS observation on September 26, 2016, WGS 1984 Geodetic North.

With the benefit of a 60' Ingress/Egress Easement described separately.

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 2016 by James R. Cottrill, PS registration #6858. (Job #S160901-3-2779AC)



James R. Cottrill, PS

## **COTTRILL SURVEYING, LLC**

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

### *60' Ingress/Egress Easement Surveyed for Bob Engle*

The following described 60' Ingress/Egress Easement is situated in the State of Ohio, Madison County, Pleasant Township, VMS 3972, and being across a 2.0732 acre tract (Parcel Number 17-00170.004) conveyed to Robert A Engle by Official Record 303 page 105, and being more particularly described as follows:

Commencing a point at the centerline intersection of Bragg Road (Township Road 68) (40 feet right-of-way) and State Route 323 (right-of-way width varies);

Thence, with the centerline of State Route 323, South 87° 52' 59" East a distance of 2425.55 feet to a PK nail found at the southeast corner of a 5.0718 acre tract conveyed to Virginia L & Robert L Engle by Official Record 303 page 95;

Thence, with the east line of said 5.0718 acre tract, North 01° 40' 22" East, passing an iron pin and cap set at 30.34 feet, a total distance of 35.26 feet to the north right-of-way of said State Route 323 and being the **True Point of Beginning**;

Thence, with the continuing with the east line of said 5.0718 acre tract, **North 01° 40' 22" East**, passing an iron pin and cap set at 194.29 feet, a total distance of 375.86 feet to an iron pin and cap set in the south line of a 11.0153 acre tract conveyed to Robert L and Virginia L Engle, Trustees by Official Record 100 page 1073;

Thence, with the south line of said 11.0153 acre tract, **South 81° 07' 39" East** a distance of **60.48 feet**;

Thence, across said 2.0732 acre tract the following 2 new courses:

- 1) **South 01° 40' 22" West** a distance of **370.32 feet** to the north right-of-way of said State Route 323
- 2) With said right-of-way of said State Route 323, **North 86° 22' 32" West** a distance of **60.03 feet** returning to the **True Point Beginning** of said 60' Ingress/Egress Easement.

Bearings are based on a GPS observation on September 26, 2016, WGS 1984 Geodetic North.

With the benefit of a described separately.

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 2016 by James R. Cottrill, PS registration #6858. (Job #S160901-60' Ingress-Egress Easement)

  
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James R. Cottrill, PS