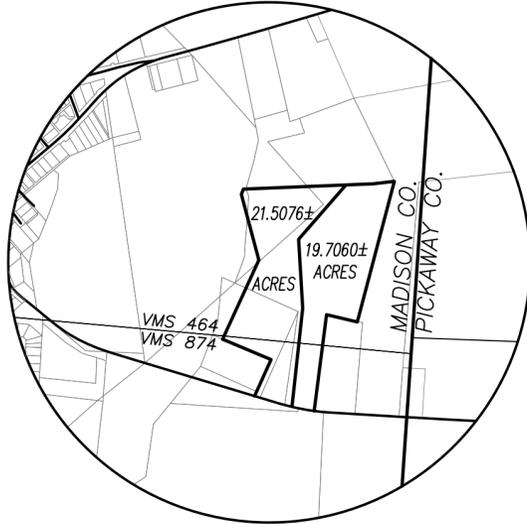


**LOCATION MAP**

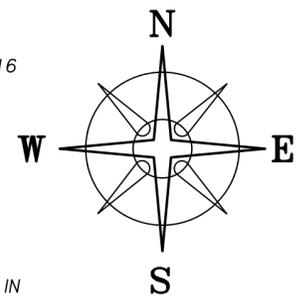
NOT TO SCALE



**NOTES**

THE WEST LINE OF BOTH TRACTS I & III CALL FOR THE EAST LINE OF CHENOWETH'S DEED (NOW OWNED BY BROWN)  
 TRACTS (B) & (C) GO TO THE CENTERLINE OF NEW STATE ROUTE 56  
 TRACTS (B) & (C) COMES FROM TRACT (A)  
 TRACT (A) GOES ALONG THE OLD CENTERLINE OF STATE ROUTE 56  
 TRACTS (B) & (C) ENCROACH ONTO LOHSTROH'S 4.32 ACRE TRACT  
 LOHSTROH'S 4.32 ACRE TRACT HAS NO EXCEPTIONS FROM THIS TRACT THEREFOR BY THIS NEW SURVEY WE MOVE TO OLD CENTERLINE OF STATE ROUTE 56.

BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/05/16 WGS 1984 GEODETIC NORTH.



**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
- △ PC OR PT OF CENTERLINE CURVE
- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊙ 1/2" ∅ CONDUIT (FOUND)
- ⊙ 3/4" ∅ IRON PIPE/CONDUIT (FOUND)
- 5/8" ∅ IRON PIN (FOUND)
- IRON PIN (FOUND)
- ⊕ 1" ∅ IRON PIN (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**DEED REFERENCE**

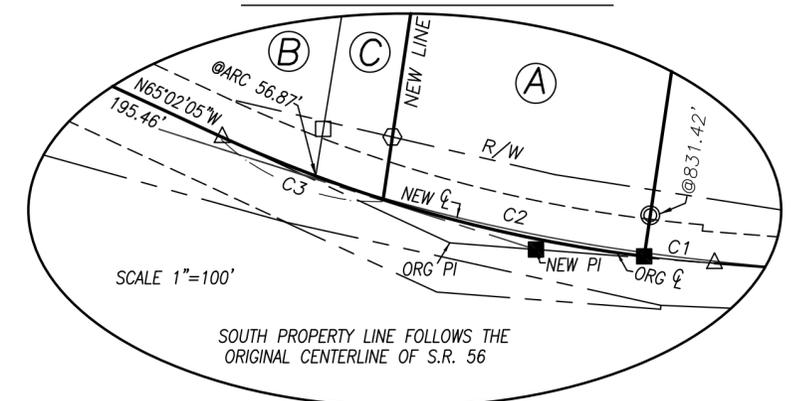
DAVID B II & ALLYN W SACHS, JT LIVES OR 312 PG 1913 (DEED)

TRACT III  
 (A) 42.8580 ORIGINAL ACRES  
 32.753 REMAINING ACRES (AUDITOR)  
 25.973 ACRES - PARCEL No. 17-00048.000 (PLEASANT TWP)  
 6.78 ACRES - PARCEL No. 18-00111.000 (MT. STERLING)

TRACT I & EXCEPTION ONE FROM TRACT III  
 (B) 7.928 ACRES (DEED)  
 7.698 ACRES - PARCEL No. 17-00047.000 (PLEASANT TWP)  
 0.23 ACRES - PARCEL No. 18-00926.000 (MT. STERLING)

TRACT II & EXCEPTION TWO FROM TRACT III  
 (C) 2.177 ACRES (DEED)  
 PARCEL No. 17-00047.000

**CENTERLINE DETAIL**



**ACREAGE BREAKDOWN**

21.5076± ACRE TRACT

TRACT	PARCEL No.	AUDITOR'S	SURVEYED	TOTAL
TRACT III	17-00048.000	25.973 AC	7.3096± AC	13.3111± AC
"A"	18-00111.000	6.78 AC	6.0015± AC	
TRACT I	17-00047.000	7.698 AC	6.0991± AC	6.0991± AC
"B"	18-00926.000	0.23 AC	N/A	
TRACT II	17-00047.000	2.177 AC	2.0974± AC	2.0974± AC
"C"				
6.0015± ACRES IN THE VILLAGE of MT. STERLING				
15.5061± ACRES IN PLEASANT TOWNSHIP				



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
 James R. Cottrill DATE: 06/27/17

**CURVE DATA**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1146.00'	44.64'	44.63'	N 84°04'33" W	2°13'54"
C2	1146.00'	213.17'	212.86'	N 77°37'53" W	10°39'27"
C3	1146.00'	137.52'	137.43'	N 68°51'54" W	6°52'31"
C1+C2+C3	1146.00'	395.33'	393.36'	N 75°18'34" W	19°45'52"

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

**21.5076± & 19.7060± AC, VMS 464 & 874 PLEASANT TWP, VILLAGE of MT. STERLING MADISON COUNTY, STATE OF OHIO. SURVEYED FOR DAVID SACHS**

SCALE : 1"= 200'	DATES	JOB No. S170323
200' 100' 0 200'	SURVEYED 06/2017	CREW: MW,NC
	DRAWN 06/2017	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)

## **19.7060 Acre Tract** *Surveyed for David Sachs*

The following described 19.7060 acre tract is situated in the State of Ohio, Pleasant Township, VMS 464 and VMS 874, and being part of an original 42.8580 acre tract (Tract III, 32.753 acres per Auditor, Parcel 17-00048.000 - 25.973 acres) conveyed to David B II and Allyn W Sachs, Jt Lives by Official Record 312 page 1913, and being more particularly described as follows:

Commencing at a monument box found at the intersection of the centerline State Route 56 (right-of-way width varies) with the Madison/Pickaway County line;

Thence, with the centerline of State Route 56, North 85° 35' 36" West, leaving the new centerline at 612.08 feet and continuing with the old centerline a total distance of 775.05 feet;

Thence, continuing with the original centerline of State Route 56, with a curve to the right, radius of 1146.00 feet, arc length of 44.64 feet, cord bears North 84° 04' 33" West a distance of 44.63 feet to an iron pin found at the South corner common to a 6.5983 acre tract conveyed to Janie M Ladley and Douglas E Crabbe, Jt Lives by Official Record 263 page 1187 and said 42.8580 acre tract, said iron pin being the **True Point of Beginning**:

Thence, continuing with the original centerline of State Route 56, with a curve to the right, radius of 1146.00 feet, arc length of 213.17 feet, cord bears **North 77° 37' 53" West** a distance of **212.86 feet** to a point;

Thence, across said 42.8580 acre tract with the following three new courses:

- 1) **North 08° 24' 37" East**, passing iron pin and cap set at 50.35 feet, a total distance of **871.00** to and iron pin and cap set;
- 2) **North 01° 10' 33" West** a distance of **611.27 feet** to an iron pin and cap set;
- 3) **North 43° 06' 33" East**, passing iron pin and cap set at 500.00 feet, a total distance of **637.57 feet** to the South line of a 15.004 acre tract (29.74 original acres) conveyed to Rick L and Robbie K Abbott by Deed Book 248 page 314;

Thence, with the South line of said 15.004 acre tract with the following two courses:

- 1) **North 89° 53' 58" East** a distance of **242.30 feet** to a 1/2-inch diameter conduit found;
- 2) **North 85° 19' 39" East** a distance of **188.15 feet** to a 1/2-inch diameter conduit found in the West line of a 24.807 acre tract (103.4501 original acres) conveyed to Eugene T and Olive D Wilson, Jt Lives by Official Record 31 page 399;

Thence, with the West line of said 24.807 acre tract, **South 17° 13' 58" West** a distance of **1, 269.02 feet** to a 3/4-inch diameter conduit found in the North line of said Ladley & Crabbe's 6.5983 acre tract;

Thence, around said 6.5983 acre tract with the following two courses:

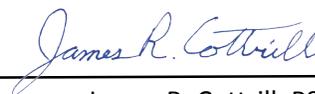
- 1) **North 75° 28' 30" West** a distance of **279.05 feet** to a 3/4-inch diameter conduit found;
- 2) **South 08° 23' 02" West**, passing a 3/4-inch diameter conduit found at 831.42 feet, a total distance of **866.79 feet** returning to the **True Point of Beginning**, containing **19.7060 acres** more or less.

Bearings are based on a GPS observation on December 5, 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 6858."

This description is based on a field survey performed June of 2017 by James R. Cottrill, PS registration #6858. (Job #S170323-19-7060AC)



James R. Cottrill, PS

## **COTTRILL SURVEYING, INC**

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

### **21.5076 Acre Tract** *Surveyed for David Sachs*

The following described 21.5076 acre tract is situated in the State of Ohio, Pleasant Township, and Village of Mt. Sterling, VMS 464 and VMS 874, and being part of an original 42.8580 acre tract (Tract III, 32.753 acres per Auditor, Parcel 17-00048.000 & 18-00111.000), all of a 7.928 acre tract (Tract I, Parcel 17-00047.000 & 18-00926.000) and all of a 2.177 acre tract (Tract II, Parcel 17-00047.000), all conveyed to David B II and Allyn W Sachs, Jt Lives by Official Record 312 page 1913, and being more particularly described as follows:

Commencing at a monument box found at the intersection of the centerline State Route 56 (right-of-way width varies) with the Madison/Pickaway County line;

Thence, with the centerline of State Route 56, North 85° 35' 36" West, leaving the new centerline at 612.08 feet and continuing with the old centerline a total distance of 775.05 feet;

Thence, continuing with the original centerline of State Route 56 with the following two courses:

- 1) with a curve to the right, radius of 1146.00 feet, arc length of 395.33 feet, cord bears North 75° 18' 34" West a distance of 393.36 feet to a point;
- 2) North 65° 02' 05" West a distance of 195.46 feet to a 3/4-inch diameter iron pipe found at the Southeast corner of a 3.534 acre tract conveyed to Rodger D and Kelly I Sparks by Official Record 118 page 2140 a Southwest corner of said 7.928 acre tract, said pipe being the **True Point of Beginning**;

Thence, around said 3.534 acre tract with the following two courses:

- 1) **North 25° 31' 00" East**, passing a 3/4-inch T-Bar found left of line 0.28 feet at 36.73 feet, a total distance of **313.19 feet** to a 3/4-inch T-Bar found;
- 2) **North 65° 47' 47" West**, passing the northwest corner of said 3.534 acre tract at 451.89 feet, a total distance of **465.33 feet** to an iron pin and cap set in the east line of a 47.256 acre tract (previously owned by Chenoweth) conveyed to Fred T Brown by Deed Book 284 page 192;

Thence, with the east line of said 47.256 acre tract with the following three courses:

- 1) **North 26° 44' 16" East**, passing the North line of said 7.928 acre tract at 501.09 feet, a total distance of **780.33 feet** to a point in Deer Creek, from said point an iron pin and cap set bears North 81° 59' 17" East a distance of 10.92 feet;
- 2) **North 12° 45' 44" West**, passing the Pleasant Township/Village of Mt. Sterling Corporation Line at 9.44 feet, a total distance of **603.90 feet** to an iron pin and cap set;
- 3) **North 24° 44' 16" East** a distance of **49.89 feet** to a 1 inch diameter iron pin found at the Southwest corner of a 15.004 acre tract conveyed to Rick L and Robbie K Abbott by Deed Book 248 page 314;

Thence, with the South line of said 15.004 acre tract, **North 89° 53' 58" East**, passing the Pleasant Township/Village of Mt. Sterling Corporation Line at 554.41 feet, a total distance of **906.91 feet** to a point;

Thence, across said 32.753 acre tract with the following three new courses:

- 1) **South 43° 06' 33" West**, passing an iron pin and cap set at 137.57 feet, a total distance of **637.57 feet** to an iron pin and cap set;
- 2) **South 01° 10' 33" East** a distance of **611.27 feet** to an iron pin and cap set;
- 3) **South 08° 24' 37" West**, passing an iron pin and cap set at 820.65 feet, a total distance of **871.00 feet** to a point in the original centerline of State Route 56;

Thence, with the original centerline of State Route 56 with the following two courses:

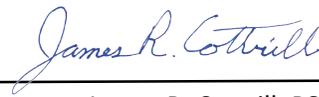
- 1) with a curve to the right, radius of 1146.00 feet, arc length of 137.52 feet (passing the south corner common to said 32.753 and 2.177 acre tracts at 56.87 feet), cord bears **North 68° 51' 54" West** a distance of **137.43 feet** to a point;
- 2) **North 65° 02' 05" West**, passing the south corner common to said 7.928 and 2.177 acre tracts at 145.09 feet, a total distance of **195.46 feet** returning to the **True Point of Beginning** containing **21.5076 acres** more or less, of which 13.3111 acres more or less is of said 32.753 acre tract (of which 7.3096 acres more or less is of said Parcel 17-00048.000 and 6.0015 acres more or less is of said Parcel 18-00111.000(in Village of Mt.Sterling)), 6.0991 acres more or less is all of said 7.928 acre tract, and 2.0974 acres more or less is all of said 2.177 acre tract.

Bearings are based on a GPS observation on December 5, 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 6858."

This description is based on a field survey performed June of 2017 by James R. Cottrill, PS registration #6858. (Job #S170323-19-7060AC)



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James R. Cottrill, PS