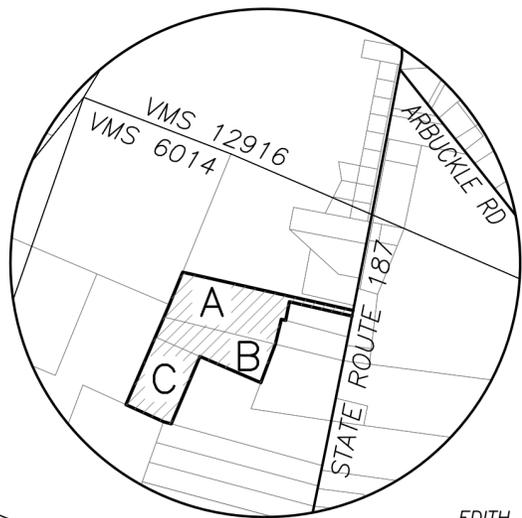


**LOCATION MAP**

NOT TO SCALE



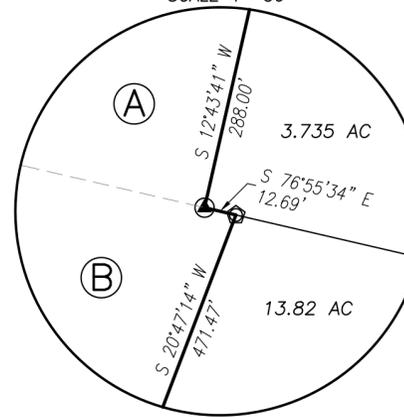
**DEED REFERENCE**

JACK B & JULIE A ALCOTT, JT LIVES  
 TOD TO PLANTE MORAN TRUST  
 OR 323 PG 2249

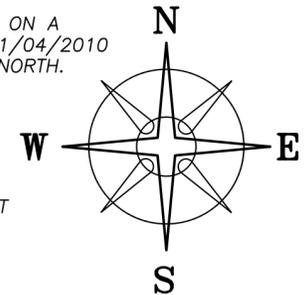
- FIRST TRACT  
**(A) 17.354 ACRES**  
 26.06 ORG. ACRES  
 PARCEL No. 24-01594.002
- SECOND TRACT  
**(B) 10.98 ACRES**  
 PARCEL No. 24-01594.002
- THIRD TRACT  
**(C) 10.44 ACRES**  
 PARCEL No. 24-01594.002

**DETAIL "A"**

SCALE 1"=50'



BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 11/04/2010  
 WGS 1984 GEODETIC NORTH.



EDITH A CASSIDY &  
 S WILL MONTFORD, TRUSTEES  
 OF THE MARY PATTON HUNTER TRUST  
 OR 117 PG 572  
 188.15 ACRES

DOUGLAS SALYERS  
 OR 311 PG 552  
 189.376 ACRES  
 (228.941 ORG. ACRES)

**TPOB**  
 N=722710.93'  
 E=1688391.55'

**(A)**  
 17.3681± ACRES  
**38.6894± ACRES**

ALLEN C & AMY JO  
 ARMSTRONG, JT LIVES  
 OR 325 PG 481  
 138.4183 ACRES

**(B)**  
 10.8825± ACRES

WAYMEN W & SUSAN W  
 WILSON, JT LIVES  
 OR 45 PG 1  
 3.735 ACRES

ROBERT H & THERESA A  
 SISCO, JT LIVES  
 OR 78 PG 114  
 4.971 ACRES

GEORGIA A SMITH  
 OR 271 PG 1586  
 13.82 ACRES

**(C)**  
 10.4388± ACRES

KEITH E & VICKIE A  
 HEINLEIN, JT LIVES  
 OR 40 PG 431  
 23.237 ACRES

DAVID E & CHERYL B PEART, TOD  
 DAVID E PEART TRUSTEE OF THE DAVID E PEART TRUST 1/2 &  
 CHERYL B PEART TRUSTEE OF THE CHERYL B PEART TRUST 1/2  
 OR 318 PG 2431  
 83.775 ACRES

CHARLES E & BETH A FORDYCE  
 OR 1 PG 872  
 9.9578 ACRES

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (SET) OVER IRON PIN (FOUND)
  - 5/8" Ø IRON PIN (SET) OVER ELECTRICAL CONDUIT (FOUND)
  - ⊙ RAILROAD TIE FENCE POST (FOUND)
  - △ 3" Ø METAL FENCE POST IN CONCRETE BROKEN AT GRADE (FOUND)
  - ⊙ 3/4" Ø IRON PIPE & YELLOW PLASTIC STAMPED "RET 6552" (FOUND)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "RLL 6108" (FOUND)
  - ⊙ 1" Ø IRON PIPE & AL. CAP STAMPED "NCB 5969" (FOUND)
  - MAG NAIL (SET)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - ⊙ 5/8" Ø 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: 07/05/17

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

**38.6894± ACRES,**  
**VMS 6014, SOMERFORD TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR ALCOTT**

SCALE : 1"= 200'	DATES	JOB No. S170517
200' 100' 0 200'	SURVEYED 06/2017	CREW: MW
	DRAWN 07/2017	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)

### **38.6894 Acre Tract Surveyed for Alcott**

The following described 38.6894 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6014, being all of a 17.354 acre tract (First Tract, 26.06 original acre tract, Parcel 24-01594.002), all of a 10.98 acre tract (Second Tract, Parcel 24-01594.002) and all of a 10.44 acre tract (Third Tract, Parcel 24-01594.002) all conveyed to Jack B and Julie A Alcott, Joint Lives, TOD to Plante Moran Trust by Official Record 323 page 2249, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of State Route 187 (60 feet right-of-way) and Arbuckle Road (County Road 110, 40 feet right-of-way);

Thence, with the centerline of State Route 187, South 10° 16' 51" West a distance of 2,763.36 feet to a Mag nail set over an iron pin found at the southeast corner of a 189.376 acre tract conveyed to Douglas Salyers by Official Record 311 page 552 and the northeast corner of said 17.354 acre tract, and being the **True Point of Beginning**;

Thence, continuing with the centerline of State Route 187, **South 10° 27' 56" West** a distance of **64.37 feet** to a Mag Nail set at the northeast corner of a 3.735 acre tract conveyed to Waymen W and Susan W Wilson by Official Record 45 page 1;

Thence, around said 3.735 acre tract with the following two courses:

- 1) **North 77° 47' 34" West**, passing an iron pin and cap set at 55.00 feet, a total distance of **718.70 feet** to an iron pin and cap set;
- 2) **South 10° 27' 26" West** a distance of **212.95 feet** to an iron pin and cap set in the north line of a 4.971 acre tract conveyed to Robert H and Theresa A Sisco, Joint Lives by Official Record 78 page 114;

Thence, around said 4.971 acre tract with the following three courses:

- 1) **North 75° 38' 26" West** a distance of **50.18 feet** to an iron pin and cap set;
- 2) **South 12° 43' 41" West** a distance of **288.00 feet** to a railroad tie fence post found in the line between said 17.354 acre and 10.98 acre tracts;
- 3) with the line between said 17.354 acre and 10.98 acre tracts, **South 76° 55' 34" East** a distance of **12.69 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6108" found at Northwest corner of a 13.82 acre tract conveyed to Georgia A Smith by Official Record 271 page 1586;

Thence, with the West line of said 13.82 acre tract, **South 20° 47' 14" West** a distance of **471.47 feet** to an iron pin and cap set at the base of a 9-inch diameter wooden fence post at a corner to a 23.237 acre tract conveyed to Keith E and Vicki A Heinlein, Joint Lives by Official Record 40 page 431;

Thence, around said 23.237 acre tract with the following two courses:

- 1) **North 67° 32' 36" West** a distance of **749.56 feet** to a 3 inch diameter metal fence post in concrete found broken at grade;
- 2) **South 22° 07' 35" West** a distance of **820.86 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" at a corner to a 9.9578 acre tract conveyed to Charles E and Beth A Fordyce by Official Record 1 page 872;

Thence, with the North line of said 9.9578 acre tract, **North 67° 19' 49" West** a distance of **96.64 feet** to a 1 inch diameter iron pipe and aluminum cap stamped "NBC 5969" found at the Northeast corner of an 83.775 acre tract conveyed to David E and Cheryl B Peart, TOD by Official Record 318 page 2431;

Thence, with the North line of said 83.775 acre tract, North 66° 30' 17" West a distance of 461.32 feet to an iron pin and cap previously set at a corner to an 138.4183 acre tract conveyed to Allen C and Mary Joe Armstrong, Joint Lives by Official Record 325 page 481;

Thence, with the East line of said 138.4183 acre tract, **North 22° 18' 43" East** a distance of **1,223.34 feet** to an iron pin and cap previously set at the Southeast corner of a 188.15 acre tract conveyed to the Edith A Cassidy and S Will Montford, Trustees of the Mary Patton Hunter Trust by Official Record 117 page 572;

Thence, with the East line of said 188.15 acre tract, **North 22° 22' 46" East** a distance of **404.41 feet** to a 5/8 inch diameter rebar set over a deteriorated electrical conduit found at the Southwest corner of said Salyers' 189.376 acre tract;

Thence, with the South line of said Salyers' 189.376 acre tract; **South 77° 37' 49" East**, passing iron pin and cap set at 1906.01 feet, a total distance of **1961.01 feet** returning to the **True Point of Beginning**, containing **38.6894 acres** more or less, of which 17.3681 acres more or less is all of said 17.354 acre tract, 10.8825 acres more or less is all of said 10.98 acre tract, and 10.4388 acres more or less is all of said 10.44 acre tract.

Bearings are based on a GPS observation on November 4, 2010, 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 #S170517-38-6894AC)

  
James R. Cottrill, PS