

STATE OF OHIO
MADISON LAKE
DB 140 P 178 -180
220.96 ACRES

DEED REFERENCE
KELLEY & L. ELYTA MANNS
OR 204 P 1178

(A)	3.30 ACRES	PARCEL 1
		29-00017.000
(B)	0.955 ACRES	PARCEL 2
		29-00023.000
(C)	0.673 ACRES	PARCEL 3
		29-00023.000

LEGEND

- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 3/4" IRON PIPE (FOUND)
- IRON PIN (FOUND)
- △ 5/8" REBAR & ORANGE PLASTIC CAP STAMPED "ODNR. DIVISION OF ENGINEERING"
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

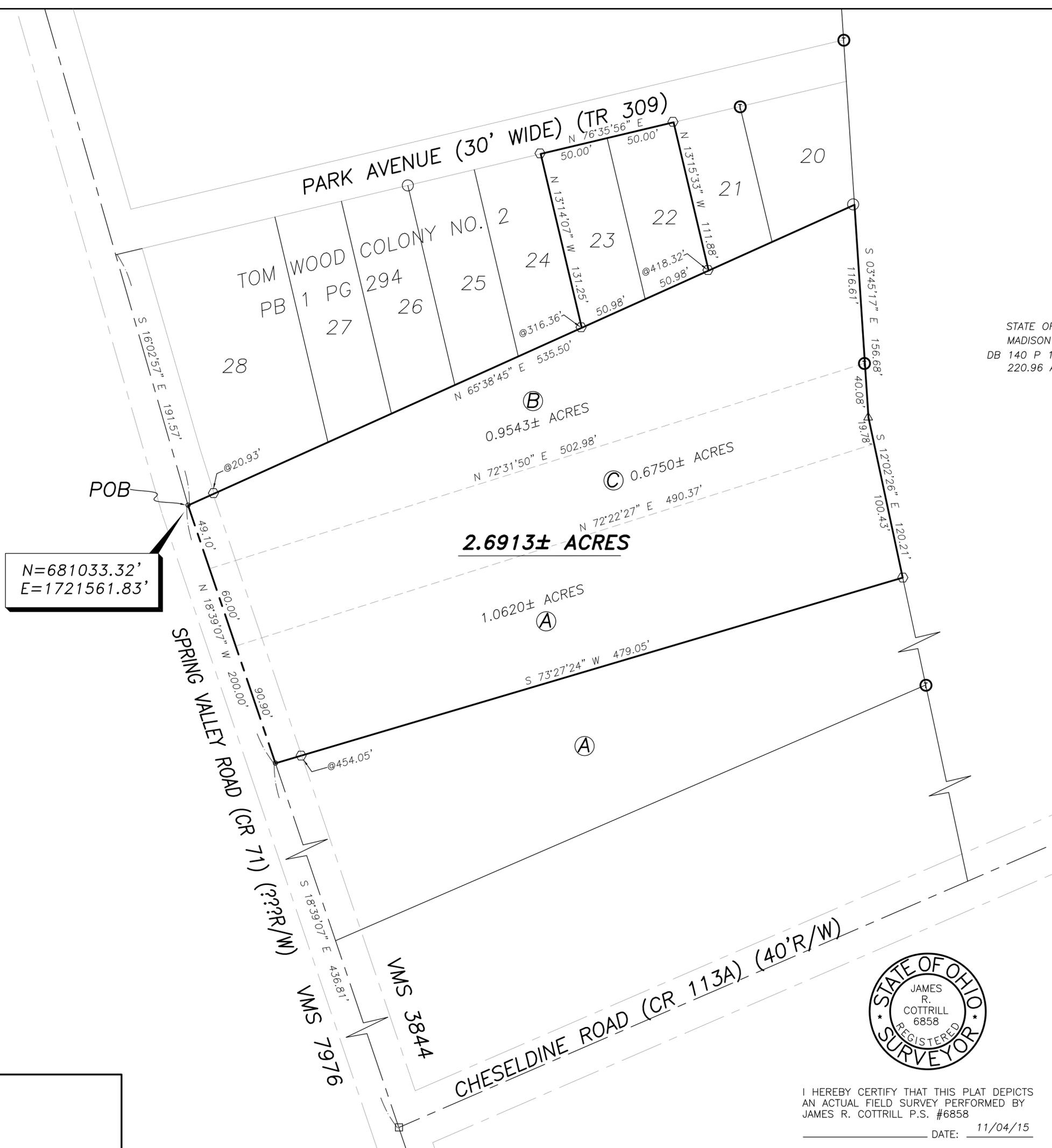
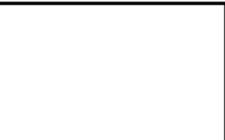
2.6913± ACRES, VMS 3844,
UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CHUCK LANDIS

DATE DRAWN: 11/03/15	SCALE : 1" = 50'	CREW: <u>MW</u>
JOB # S151008	100' 25' 0 100'	DWN. BY: <u>RC</u>
F. B. #		CK. BY: _____



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 11/04/15

N=681033.32'
E=1721561.83'



Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

2.6913 Acre Tract *Surveyed for Chuck Landis*

The following described 2.6913 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 3844, and being part of a 3.30 acre tract (29-00017.000) (Parcel 1), all of a 0.955 acre tract (29-00023.000) (Parcel 2), and all of a 0.673 acre tract (29-00023.000) (Parcel 3), all three tracts conveyed to Kelley and L Elyta Manns by Official Record 204 page 1178, and being more particularly described as follows:

Beginning at a Mag nail set in the centerline of Spring Valley Road (County Road 71) (right-of-way width unknown) at the northwest corner of said 0.955 acre tract and the intersection of said centerline with the south line extended of Tom Wood Colony No. 2 Subdivision as recorded in Plat Book 1 page 294, said mag nail bears South 16° 02' 57" East a distance of 191.57 feet from the intersection of said centerline with the south line extended of Park Avenue (Township Road 309)(30 feet wide);

Thence, with the south line of said Subdivision, **North 65° 38' 45" East**, passing an iron pin and caps set at 20.93 feet, 316.36 feet, and 418.32 feet, a total distance of **535.50 feet** to a 3/4 inch diameter iron pipe found at the southeast corner of said subdivision and in the west line of a 220.96 acre tract conveyed to The State of Ohio Madison Lake by Deed Book 140 page 178-180;

Thence, with the west line of said 220.96 acre tract the following two courses:

- 1) **South 03° 45' 17" East**, passing a T-bar and cap found at the eastern corner common to said 0.673 and 0.955 acre tracts at 116.61 feet, a total distance of **156.68 feet** to a 5/8 inch diameter rebar and orange plastic cap stamped "ODNR Division of Engineering" found
- 2) **South 12° 02' 26" East** passing the eastern corner common to said 0.673 and 3.30 acre tracts at 19.78 feet, a total distance of **120.21 feet** to an iron pin and cap set;

Thence, with a new line across said 3.30 acre tract, **South 73° 27' 24" West**, passing an iron pin and cap set at 454.05 feet, a total distance of **479.05 feet** to a mag nail set in the centerline of said Spring Valley Road;

Thence, with the centerline of said Spring Valley Road, **North 18° 39' 07" West**, passing the west corner common to said 3.30 and 0.673 acre tracts at 90.90 feet, also passing the western corner common to said 0.673 and 0.955 acre tracts at 150.90 feet, a total distance of **200.00 feet** returning to the point of beginning containing **2.6913 acres** more or less, of which 1.0620 acres more or less is part of said 3.30 acre tract, 0.9543 acres more or less is all of said 0.955 acre tract, and 0.6750 acres more or less is all of said 0.673 acre tract.

Bearings are based on a GPS observation on October 26, 2015, 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 3, 2015 by James R. Cottrill registration #6858. (Job #S151008-2-6913AC)

James R. Cottrill, PS