



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

Ⓐ	3.30 ACRES	PARCEL 1 29-00017.000
Ⓑ	0.955 ACRES	PARCEL 2 29-00023.000
Ⓒ	0.673 ACRES	PARCEL 3 29-00023.000
Ⓓ	2.090 ACRES	PARCEL 4 29-00023.000

LEGEND

- Ⓜ 3/4" IRON TEE BAR & CAP (FOUND)
- 3/4" IRON PIPE (FOUND)
- MAG NAIL SET OVER 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.



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

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

4.2976± ACRES, VMS 3844,
UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KELLEY MANNS

DATE DRAWN: 11/09/15	SCALE : 1" = 60'	CREW: MW
JOB # S151104	60' 30' 0 60'	DWN. BY: RC, NC
F. B. #		CK. BY:

Cottrill Surveying, LLC

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

4.2976 Acre Tract Surveyed for Kelley Manns

The following described 4.2976 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), and all of a 2.090 acre tract (29-00023.000) (Parcel 4), both 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 over an iron pin found at the centerline intersection of Spring Valley Road (County Road 71) (right-of-way width unknown) and Cheseldine Road (County Road 113A) (40 foot right-of-way), and being the southwest corner of said 2.090 acre tract;

Thence, with the centerline of Spring Valley Road, **North 18° 39' 07" West**, passing the western corner common to said 3.30 and 2.090 acre tracts at 201.86 feet, a total distance of **436.81 feet** to a Mag nail set;

Thence, with a new line across said 3.30 acre tract, **North 73° 27' 24" East**, passing an iron pin and cap set at 25.00 feet, a total distance of **479.05 feet** to an iron pin and cap set 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 12° 02' 26" East**, a distance of **179.66 feet** to a 3/4-inch iron tee bar and cap found at the eastern corner common to said 3.30 and 2.090 acre tracts;
- 2) **South 12° 30' 02" East**, passing an iron pin and cap set at 186.06 feet, a total distance of **206.06 feet** to a rail road spike found in the centerline of said Cheseldine Road;

Thence, with the centerline of said Cheseldine Road, **South 66° 38' 48" West**, a distance of **437.43 feet** returning to the point of beginning containing **4.2976 acres** more or less, of which 2.2201 acres more or less is part of said 3.30 acre tract, and 2.0775 acres more or less is all of said 2.090 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 9, 2015 by James R. Cottrill registration #6858. (Job #S151104-4-2976AC)

James R. Cottrill, PS