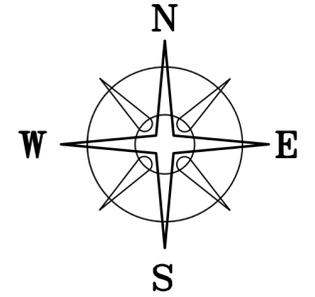


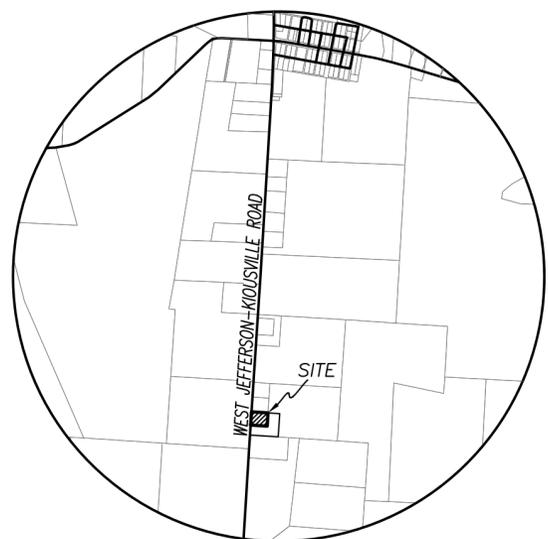
BEARINGS ARE BASED ON THE  
 CENTERLINE OF WEST JEFFERSON-KIOUSVILLE ROAD (N 1° 15' E)  
 AS DESCRIBED IN OFFICIAL RECORD 154 PAGE 209.



BIG PLAIN-CIRCLEVILLE RD (CR 4)

**LOCATION MAP**

NOT TO SCALE



**DEED REFERENCE**

LINDA S. BRICKER, TRUSTEE OF THE  
 REVOCABLE TRUST OF LINDA S. BRICKER  
 OR 324 PG 691

(A) 3.0000 ACRES  
 PARCEL No. 07-00668.000

WILLIAM & DAWN NELSON  
 OR 202 PG 954  
 1.1198 ACRES

LINDA S BRICKER  
 OR 311 PG 502  
 16.0001 ACRES

**NOTE**

1.0000 ACRE TRACT IS TO BECOME PART OF  
 AND CONTINGENT TO ADJACENT 1.1198 ACRE TRACT  
 THE EXISTING HOUSE ON SAID 1.0000 ACRE TRACT  
 IS TO BE TORN DOWN

N=665388.21'  
 E=1746466.01'

WEST JEFFERSON - KIOUSVILLE ROAD  
 (CR 22)(45' R/W)

(BASIS OF BEARINGS)  
 N 01°15'00" E 186.96'

S 01°00'57" W 5243.00'

POB

S 88°43'23" E 233.09'

@24.35'

BRICK/RANCH  
 TO BE TORN DOWN  
 #7845

1.0000± ACRES  
 (A)

S 01°18'34" W 186.96'

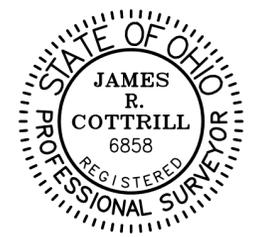
@207.90'

N 88°43'23" W 232.90'

**LEGEND**

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

- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 1" ∅ IRON PIPE & ALUMINIUM CAP  
 STAMPED "NCB 5969" (FOUND)
- ⊖ 5/8" ∅ REBAR & YELLOW PLASTIC  
 CAP STAMPED "COTTRILL 6858" (SET)
- ⊗ 5/8" ∅ 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: 12/09/16

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

**1.0000± ACRES,  
 VMS 5433, FAIRFIELD TOWNSHIP,  
 MADISON COUNTY, STATE OF OHIO.  
 SURVEYED FOR CHARLIE BRICKER**

SCALE : 1" = 50'	DATES	JOB No. S161203
50' 25' 0 50'	SURVEYED 12/2016	CREW: MW
	DRAWN 12/2016	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)

### **1.0000 Acre Tract** *Surveyed for Charlie Bricker*

The following described 1.0000 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, and being part of a 3.0000 acre tract conveyed to Linda S. Bricker, Trustee of the Revocable Trust of Linda S. Bricker by Official Record 324 page 691, and being more particularly described as follows:

Beginning at a Mag Nail set in the centerline of West Jefferson-Kiousville Road (County Road 22) (45 feet right-of-way) at the Southwest corner of a 1.1198 acre tract conveyed to William and Dawn Nelson by Official Record 202 page 954 and the Northwest corner of said 3.0000 acre tract, said Mag Nail bears South 01° 00' 57" West a distance of 5243.00 feet from a railroad spike found at the centerline intersection of West Jefferson-Kiousville and Big Plain-Circleville Road (County Road 4);

Thence, with the south line of said 1.1198 acre tract, **South 88° 43' 23" East**, passing a 1-inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at 24.35 feet, a total distance of **233.09 feet** to a 1-inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at a corner of a 16.0001 conveyed to Linda S. Bricker by Official Record 311 page 502;

Thence, across said 3.0000 acre tract with the following two new courses:

- 1) **South 01° 18' 34" West** a distance of **186.96 feet** to an iron pin and cap set;
- 2) **North 88° 43' 23" West**, passing an iron pin and cap set at 207.90 feet, a total distance of **232.90 feet** to a Mag Nail set in the centerline of West Jefferson-Kiousville Road;

Thence, with the centerline of West Jefferson-Kiousville Road, **North 01° 15' 00" East** a distance of **186.96 feet** returning to the **Point of Beginning**, containing **1.0000 Acres** more or less.

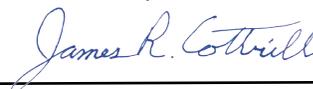
The above described 1.0000 acre tract is to become part of and contingent to said 1.1198 acre tract.

Bearings are based on the centerline of Road (North 01° 15' 00" East) as described in Official Record 154 page 209.

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 December 7, 2016 by James R. Cottrill, PS registration #6858. (Job #S161203-1-0000AC)



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James R. Cottrill, PS