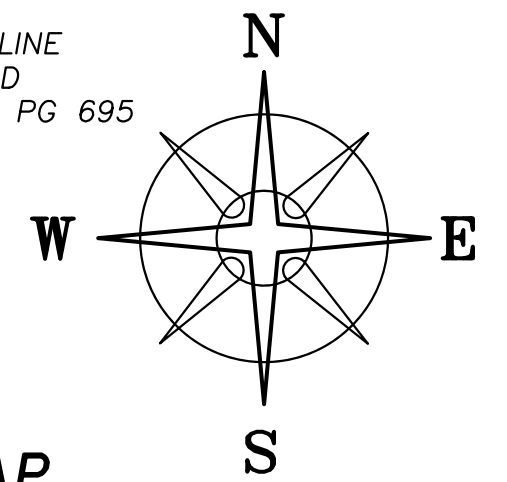


**DEED REFERENCE**

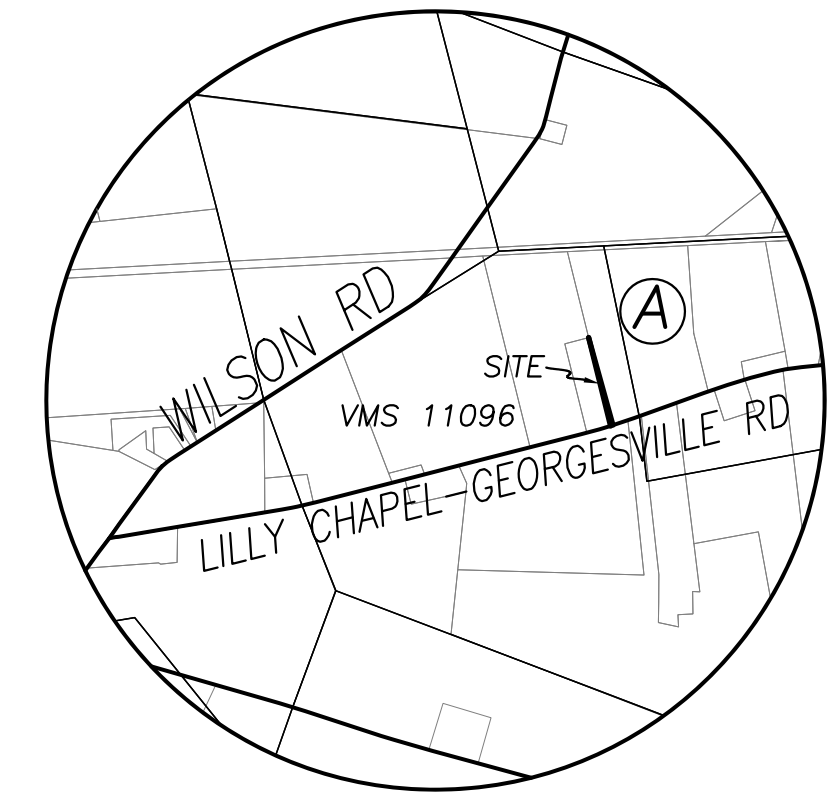
MARK & ANDREA L TALIAFERRO, JT LIVES  
OR 196 PG 1710  
Ⓐ 39.4253 ACRES  
PARCEL No. 07-00012.000  
TRACT ONE

BEARINGS ARE BASED ON THE CENTERLINE  
OF LILLY CHAPEL-GEORGESVILLE ROAD  
(S 75°38'35"W) AS DESCRIBED IN OR 156 PG 695



**LOCATION MAP**

NOT TO SCALE



AARON M & VICTORIA LINDSEY, JT LIVES  
OR 308 PG 1277  
30.0000 ACRES

MARK & ANDRES L TALIAFERRO,  
JT LIVES  
OR 196 PG 1710  
5.0233 ACRES  
PARCEL 07-00012.002

**LEGEND**

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

- ⊙ 3/4" ⌀ IRON PIPE (FOUND)
- IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊗ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**0.2822±  
ACRES**

**TPOB**

N=687606.00'  
E=1741712.65'

LINE	BEARING	DISTANCE
L1	N 75°38'35" E	45.90'
L2	N 74°35'06" E	163.11'
L3	N 70°43'00" E	33.72'
L4	S 70°43'00" W	27.50'

WILSON ROAD (CR103, 50' R/W)

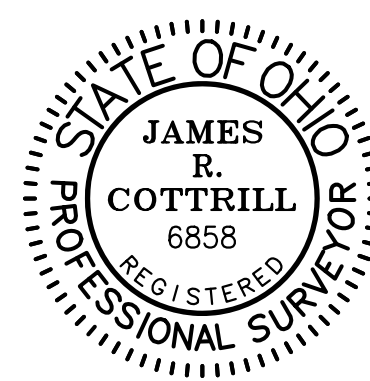
LILLY CHAPEL - GEORGESVILLE ROAD (CR-102, 45' R/W)

N 75°38'35" E 2971.42'  
BASIS OF BEARINGS

S 15°33'57" E 895.82'  
N 13°48'53" W 898.02'

VMS 7813  
VMS 11096

POINT OF COMMENCEMENT



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 04/18/17

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

**0.2822± ACRES,  
VMS 11096, FAIRFIELD TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR MARK TALIAFERRO**

SCALE : 1" = 100'	DATES	JOB No. S170402
100' 50' 0 100'	SURVEYED 04/2017	CREW: MW
	DRAWN 04/2017	DWN BY: NC

## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

### **0.2822 Acre Tract** *Surveyed for Mark Taliaferro*

The following described 0.2822 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 11096, and being part of a 39.4253 acre tract (Parcel 07-00012.000, Tract One) conveyed to Mark and Andrea L Taliaferro, Joint Lives by Official Record 196 page 1710, and being more particularly described as follows:

Commencing at the centerline intersection of Wilson Road (County Road 103, 50 feet right-of-way) and Lilly Chapel-Georgesville Road (County Road 102, 45 feet right-of-way);

Thence, with the centerline of Lilly Chapel-Georgesville Road with the following two courses:

- 1) North 80° 29' 56" East a distance of 1869.12 feet;
- 2) North 75°38' 35" East a distance of 2971.42 feet to a railroad spike found at the Southwest corner of a 5.0233 acre tract conveyed to Mark and Andrea L Taliaferro, Joint Lives by Official Record 196 page 1710;

Thence, continuing with the centerline of Lilly Chapel-Georgesville Road and the south line of said 5.0233 acre tract with the following three courses:

- 1) North 75°38' 35" East a distance of 45.90 feet to an iron pin found;
- 2) North 74° 35' 06" East a distance of 163.11 feet to an iron pin found;
- 3) North 70° 43' 00" East a distance of 33.72 feet to a Mag Nail set at the Southwest corner of said 39.4253 acre tract and being the **True Point of Beginning**;

Thence, with the line between said 5.0233 acre tract and said 39.4253 acre tract, **North 13° 48' 53" West**, passing an iron pin and cap previously set at 25.02 feet, a total distance of **898.02 feet** to an iron pin and cap previously set at a corner to a 30.000 acre tract conveyed to Aaron M and Victoria Lindsey, Joint Lives by Official Record 308 page 1277;

Thence, with a new line across said 39.4253 acre tract, **South 15° 33' 57" East**, passing an iron pin and cap set at 872.82 feet, a total distance of **895.82 feet** to a Mag Nail set in the centerline of Lilly Chapel-Georgesville Road;


Thence, with the centerline of Lilly Chapel-Georgesville Road, **South 70° 43' 00" West** a distance of **27.50 feet** returning to the **True Point of Beginning**, containing **0.2822 acre** more or less.

Bearings are based on the centerline of Lilly Chapel-Georgesville Road (South 75° 38' 35" West) as described in Official Record 156 page 695.

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 April 2017 by James R. Cottrill, PS registration #6858. (Job #S170402-0-2822AC)

  
James R. Cottrill, PS