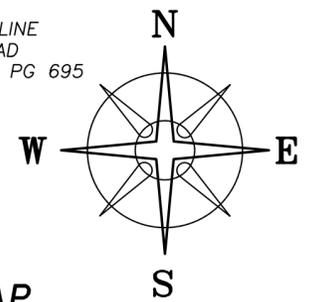
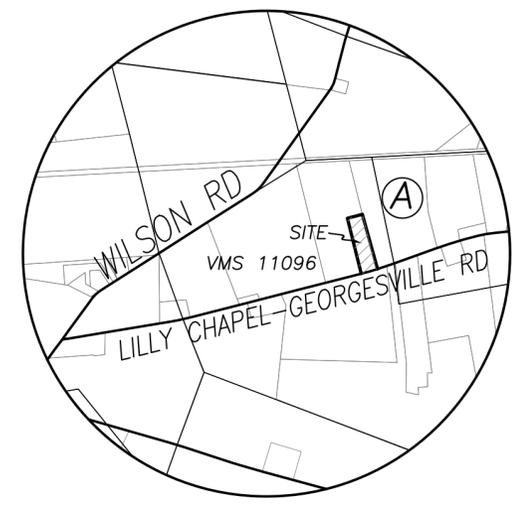


BEARINGS ARE BASED ON THE CENTERLINE
OF LILLY CHAPPEL-GEORGESVILLE ROAD
(S 75°38'35"W) AS DESCRIBED IN OR 156 PG 695



LOCATION MAP

NOT TO SCALE



DEED REFERENCE

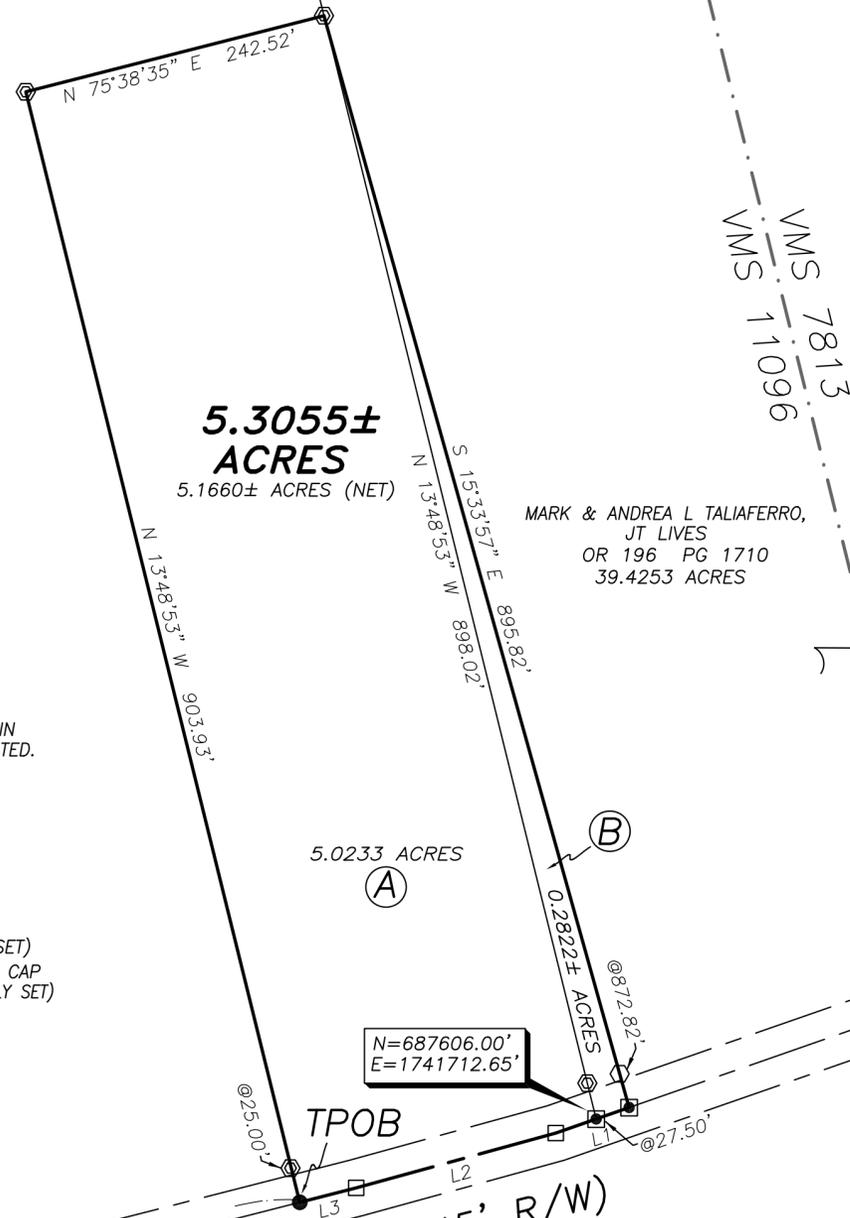
MARK & ANDREA L TALIAFERRO, JT LIVES
OR 196 PG 1710

Ⓐ 5.0233 ACRES
PARCEL 07-00012.002
TRACT TWO

MARK & ANDREA L TALIAFERRO, JT LIVES
OR _____ PG _____

Ⓑ 0.2822 ACRES
PARCEL No. 07-00012.____

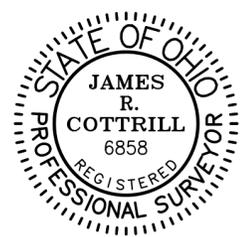
AARON M & VICTORIA LINDSEY, JT LIVES
OR 308 PG 1277
30.0000 ACRES



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)

LINE	BEARING	DISTANCE
L1	S 70°43'00" W	61.22'
L2	S 74°35'06" W	163.11'
L3	S 75°38'35" W	45.90'



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

5.3055± ACRES,
VMS 11096, FAIRFIELD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MARK TALIAFERRO

SCALE : 1" = 100'	DATES	JOB No. S170402A
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

5.3055 Acre Tract *Surveyed for Mark Taliaferro*

The following described 5.3055 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 11096, and being all of a 5.0233 acre tract (Parcel 07-00012.002, Tract Two) conveyed to Mark and Andrea L Taliaferro, Joint Lives by Official Record 196 page 1710 and all of a 0.2822 acre tract (previously split from Parcel 07-00012.000) conveyed to Mark and Andrea L Taliaferro, Joint Lives by Official Record ___ page ___, 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 Southeast corner of a 30.000 acre tract conveyed to Aaron M and Victoria Lindsey, Joint Lives by Official Record 308 page 1277 and the Southwest corner of said 5.0233 acre tract and the **True Point of Beginning**;

Thence, with the 30.0000 acre tract conveyed with the following two courses:

- 1) **North 13° 48' 53" West**, passing an iron pin and cap previously set at 25.00 feet, a total distance of 903.93 feet to an iron pin and cap previously set;
- 2) **North 75° 38' 35" East** a distance of 242.52 feet to an iron pin and cap previously set in the West line of a 39.4253 acre tract conveyed to Mark and Andrea L Taliaferro, Joint Lives by Official Record 196 page 1710 and the North corner of said 0.2822 acre tract;

Thence, with the West line of 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 with the following three courses:

- 1) **South 70° 43' 00" West**, passing a Mag Nail set to the South corner common to said 0.2822 acre tract and said 5.0233 acre tract at 27.50 feet, a total distance of **61.22 feet** to an iron pin found;
- 2) **South 74° 35' 06" West**, a distance of **163.11 feet** to an iron pin found;
- 3) **South 75° 38' 35" West**, a distance of **45.90 feet** returning to the **True Point of Beginning**, containing **5.3055 acres** more or less, of which 0.2822 acres more or less is all of said 0.2822 acre tract and 5.0233 acres more or less is all of said 5.0233 acre tract.

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 #S170402-5-3055AC)



James R. Cottrill, PS