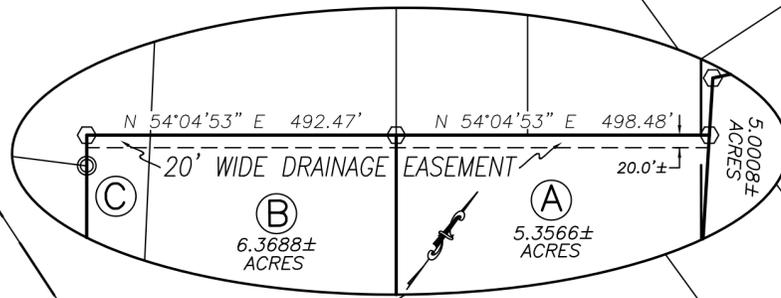


20' WIDE DRAINAGE EASEMENT

ROTATED TO FIT

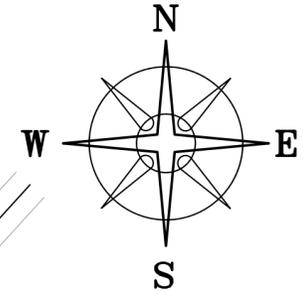


NOTE

VMS LINES ARE SCALED FROM MADISON COUNTY GIS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 33°33'16" W	124.39'
L2	S 54°03'25" W	79.10'
L3	N 32°27'44" W	91.45'



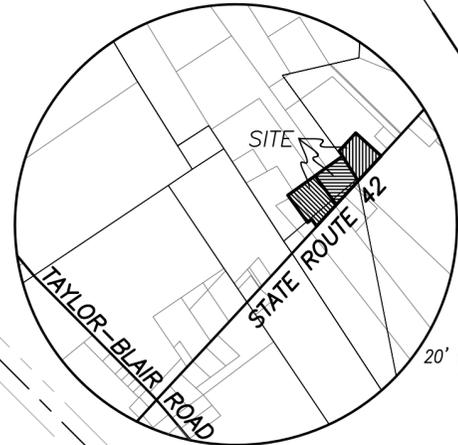
DEED REFERENCE

DANIEL A & BEVERLY A EADES
OR 274 PG 1984

- (A) 10.357 ACRES PARCEL 1
PARCEL No. 09-00015.000
- (B) 5.357 ACRES REMAINDER OF PARCEL 2
PARCEL No. 09-00015.000
- (C) 1.0239 ACRES PARCEL 3
PARCEL No. 09-00015.000

LOCATION MAP

NOT TO SCALE



WARRINGTON FAMILY LIMITED PARTNERSHIP NO. 1
OR 321 PG 1533
20 ACRES
PARCEL FOUR

WARRINGTON FAMILY LIMITED PARTNERSHIP NO. 1
OR 321 PG 1533
9.5149 ACRES
PARCEL FIVE

EXISTING 20' DRAINAGE EASEMENT
OR 194 P 2251

DANIEL A & BEVERLY A EADES
OR 274 PG 1984
22.666 ACRES
REMAINING OF PARCEL 4

VMS 12273
VMS 8425

WARRINGTON FAMILY LIMITED PARTNERSHIP NO. 1
OR 321 PG 1533
30 ACRES

BURIED 1'

5.0008± ACRES

5.3566± ACRES

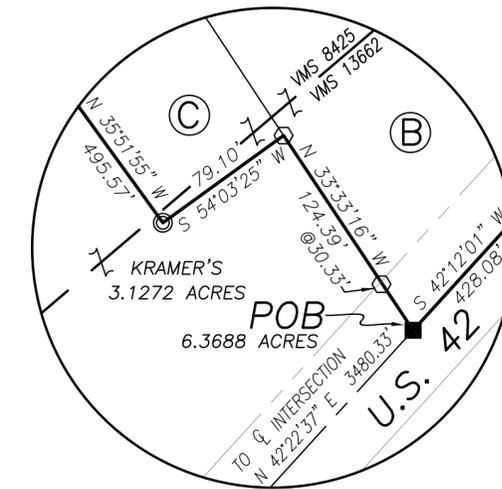
6.3688± ACRES

5.3566± ACRES

5.0008± ACRES

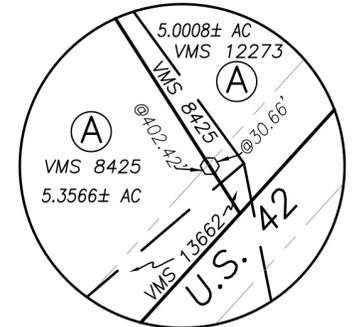
DETAIL "A"

NOT TO SCALE



DETAIL "B"

NOT TO SCALE



LEGEND

- ▣ MONUMENT BOX (FOUND)
 - △ MADISON COUNTY MONUMENT 05-026 (FOUND)
 - 3/4" Ø IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - ⊕ 3/4" Ø IRON PIPE & ALUMINUM CAP "NCB 5969" (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

REVISED 12/22/16



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

James R. Cottrill DATE: 12/21/16

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

6.3688±, 5.3566± & 5.0008± ACRES, VMS 8425, 13662 & 12273, JEFFERSON TWP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR DAN EADES

SCALE : 1" = 200'	DATES	JOB No. S161204
200' 100' 0 200'	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

5.0008 Acre Tract *Surveyed for Dan Eades*

The following described 5.0008 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8425, VMS 12273 and VMS 13662, and being part of a 10.357 acre tract (Parcel 09-00015.000) conveyed to Daniel A and Beverly A Eades by Official Record 274 page 1984, and being more particularly described as follows:

Beginning at a point in the centerline of US Route 42 (60 feet right-of-way) at the Southwest corner of a 22.666 acre tract also conveyed to Daniel A and Beverly A Eades by Official Record 274 page 1984 and the Southeast corner of said 10.357 acre tract, said point bears North 42° 22' 37" East a distance of 3480.33 feet and North 42° 12' 01" East a distance of 1410.85 feet from a Monument Box found at the centerline intersection of US Route 42 and Taylor-Blair Road (County Road 14) (50 feet right-of-way);

Thence, with the centerline of US Route 42, **South 42° 12' 01" West** a distance of **500.00 feet** to a point;

Thence, with a new line across said 10.357 acre tract, **North 32° 27' 44" West**, passing and iron pin and cap set at 30.66 feet, a total distance of **433.08 feet** to an iron pin and cap set they corner to said 22.666 acre tract;

Thence, with said 22.666 acre tract the following three courses:

- 1) **North 32° 27' 44" West** a distance of **91.45 feet** to an iron pin and cap set;
- 2) **North 42° 12' 02" East** a distance of **361.26 feet** to an iron pin and cap set;
- 3) **South 47° 47' 58" East**, passing 3/4-inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at 475.85 feet, a total distance of **505.85 feet** returning to the **Point of Beginning**, containing **5.0008 Acres** more or less.

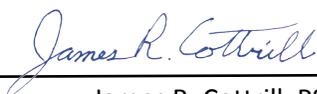
Bearings are based on a GPS observation on December 15, 2016, WGS 1984 Geodetic North.

With the benefit of a 20 feet wide drainage easement running tangent to and South of the North line a 5.3566 acre tract as described in Official Record ___ page____, and more particularly described on accompanying plat.

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 of 2016, by James R. Cottrill, PS registration #6858. (Job #S161204-5-0008AC)



James R. Cottrill, PS

COTTRILL SURVEYING, INC

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

5.3566 Acre Tract *Surveyed for Dan Eades*

The following described 5.3566 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8425, VMS 12273 and VMS 13662, and being part of a 10.357 acre tract (Parcel 09-00015.000) conveyed to Daniel A and Beverly A Eades by Official Record 274 page 1984, and being more particularly described as follows:

Beginning at a point in the centerline of US Route 42 (60 feet right-of-way) at the Southeast corner of a 5.357 acre tract also conveyed to Daniel A and Beverly A Eades by Official Record 274 page 1984 and the Southwest corner of said 10.357 acre tract, said point bears North 42° 22' 37" East a distance of 3480.33 feet and North 42° 12' 01" East a distance of 428.08 feet from a Monument Box found at the centerline intersection of US Route 42 and Taylor-Blair Road (County Road 14) (50 feet right-of-way);

Thence, with the East line of said 5.357 acre tract, **North 35° 54' 45" West**, passing an iron pin and cap set at 30.66 feet, a total distance of **531.69 feet** to an iron pin and cap set at the South corner common to a 30 acre tract and a 20 acre tract both conveyed to Warrington Family Limited Partnership No. 1 by Official Record 321 page 1533;

Thence, with the South line of said 30 acre tract, **North 54° 04' 53" East**, passing the Southwest corner of a 22.666 acre tract conveyed to Daniel A and Beverly A Eades by Official Record 274 page 1984 at 209.20 feet, a total distance of **498.48 feet** to an iron pin and caps set;

Thence, with a new line across said 10.357 acre tract, **South 32° 27' 44" East**, passing iron pin and cap set at 402.42 feet, a total distance of **433.08 feet** to a point in the centerline of US Route 42;

Thence, with the centerline of US Route 42, **South 42° 12' 01" West** a distance of **482.77 feet** returning to the **Point of Beginning**, containing **5.3566 Acres** more or less.

Bearings are based on a GPS observation on December 15, 2016, WGS 1984 Geodetic North.

With the benefit of a 20 feet wide drainage easement running tangent to and South of the North line of a 6.3688 acre tract as described in Official Record ___ page___, and more particularly described on accompanying plat.

Subject to and with the benefit of a 20 foot wide drainage easement running tangent to and South of the North line of the above described 5.3566 acre tract, and more particularly described on accompanying plat.

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 of 2016, by James R. Cottrill, PS registration #6858. (Job # S161204-5-3566AC)


James R. Cottrill, PS

COTTRILL SURVEYING, INC

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6.3688 Acre Tract *Surveyed for Dan Eades*

The following described 6.3688 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8425 and VMS 13662, and being all of a 5.357 acre tract (Parcel 09-00015.000) and all of a 1.0239 acre tract (Parcel 09-00015.000), both conveyed to Daniel A and Beverly A Eades by Official Record 274 page 1984, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of US Route 42 (60 feet right-of-way) at the Southeast corner of a 3.1272 acre tract conveyed to John J and Sherri J Kramer by Deed Book 277 page 576 and the Southwest corner of said 5.357 acre tract, said iron pin bears North 42° 22' 37" East a distance of 3480.33 feet from a Monument Box found at the centerline intersection of US Route 42 and Taylor-Blair Road (County Road 14) (50 feet right-of-way);

Thence, with said 3.1272 acre tract with the following three courses:

- 1) **North 33° 33' 16" West**, passing an iron pin and cap set at 30.33 feet, a total distance of **124.39 feet** to an iron pin and cap set at the Southeast corner of said 1.0239 acre tract;
- 2) **South 54° 03' 25" West** a distance of **79.10 feet** to a 3/4-inch diameter iron pipe found;
- 3) **North 35° 51' 55" West**, passing a 3/4-inch diameter iron pipe found at a corner to a 9.5149 acre tract conveyed to Warrington Family Limited Partnership No. 1 by Official Record 321 page 1533 at 446.32 feet, a total distance of **495.57 feet** to an iron pin and cap set;

Thence, with said 9.5149 acre tract, **North 54° 04' 53" East**, passing the Southwest corner of a 20 acre tract also conveyed to Warrington Family Limited Partnership No. 1 by Official Record 321 page 1533 at 101.12 feet, a total distance of **492.47 feet** to an iron pin and cap set at the Northwest corner of a 10.357 acre tract conveyed to Daniel A and Beverly A Eades by Official Record 274 page 1984 in the Southwest corner of a 30 acre tract conveyed to Warrington Family Limited Partnership No. 1 by Official Record 321 page 1533;

Thence, with the West line of said 10.357 acre tract, **South 35° 54' 45" East**, passing and iron pin and cap set at 501.02 feet, a total distance of **531.69 feet** to a point in the centerline of US Route 42;

Thence, with the centerline of US Route 42, **South 42° 12' 01" West** a distance of **428.08 feet** returning to the **Point of Beginning**, containing **6.3688 Acres** more or less, of which 5.3437 acres more or less is of said 5.357 acre tract and 1.0251 acres more or less is of said 1.0239 acre tract.

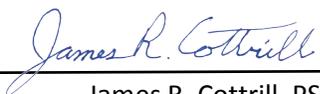
Bearings are based on a GPS observation on December 15, 2016, WGS 1984 Geodetic North.

Subject to and with the benefit of a 20 feet wide drainage easement running tangent to and South of the North line of the above described 6.3688 acre tract, and more particularly described on accompanying plat.

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 of 2016, by James R. Cottrill, PS registration #6858. (Job #S161204-6-3688AC)


James R. Cottrill, PS