

**DEED REFERENCE**  
 US BANK NATIONAL  
 ASSOCIATION CO TRUSTEE  
 OR 320 PG 1319  
 PARCEL No. 17-00364.000

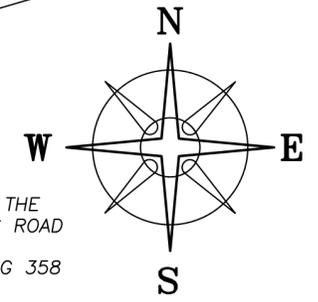
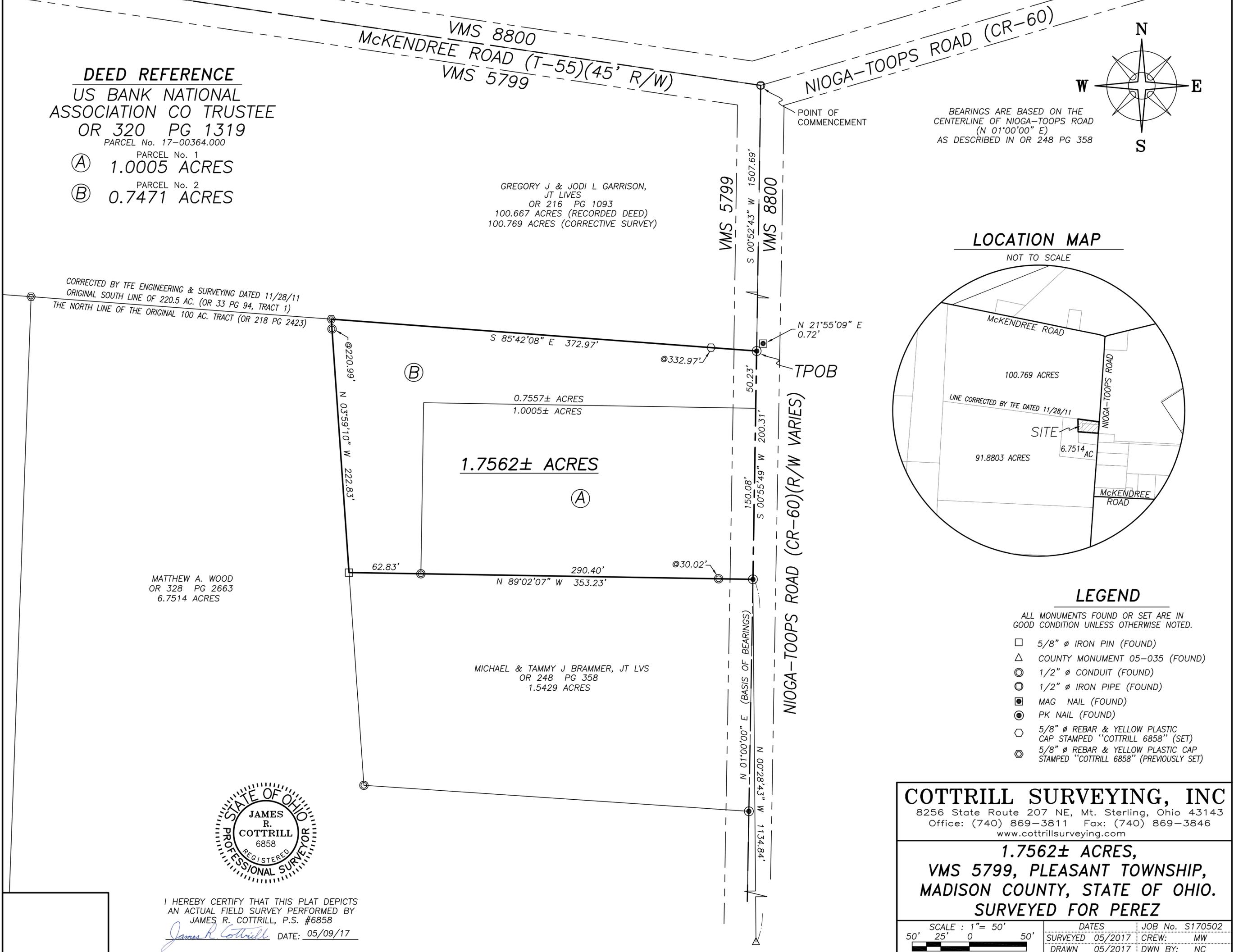
- (A) PARCEL No. 1  
1.0005 ACRES
- (B) PARCEL No. 2  
0.7471 ACRES

GREGORY J. & JODI L. GARRISON,  
 JT LIVES  
 OR 216 PG 1093  
 100.667 ACRES (RECORDED DEED)  
 100.769 ACRES (CORRECTIVE SURVEY)

MATTHEW A. WOOD  
 OR 328 PG 2663  
 6.7514 ACRES

MICHAEL & TAMMY J. BRAMMER, JT LVS  
 OR 248 PG 358  
 1.5429 ACRES

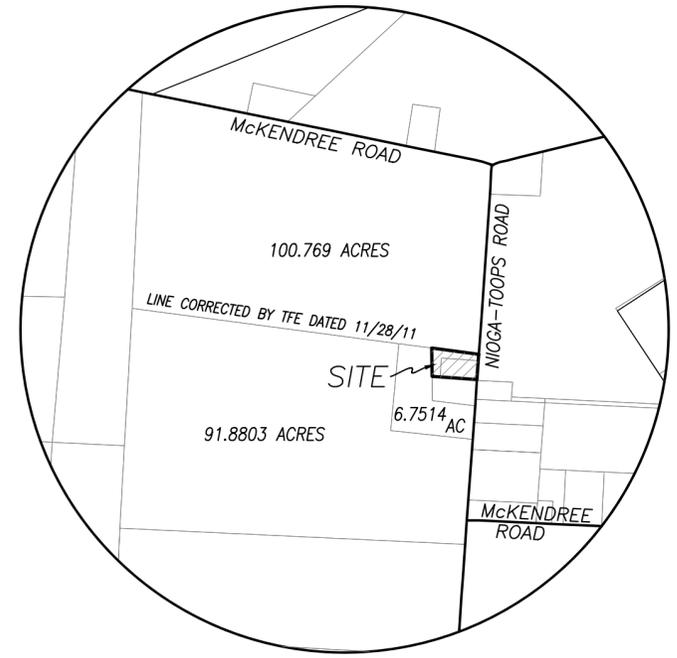
CORRECTED BY TFE ENGINEERING & SURVEYING DATED 11/28/11  
 ORIGINAL SOUTH LINE OF 220.5 AC. (OR 33 PG 94, TRACT 1)  
 THE NORTH LINE OF THE ORIGINAL 100 AC. TRACT (OR 218 PG 2423)



BEARINGS ARE BASED ON THE  
 CENTERLINE OF NIOGA-TOOPS ROAD  
 (N 01°00'00" E)  
 AS DESCRIBED IN OR 248 PG 358

**LOCATION MAP**

NOT TO SCALE



**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 5/8" Ø IRON PIN (FOUND)
  - △ COUNTY MONUMENT 05-035 (FOUND)
  - ⊙ 1/2" Ø CONDUIT (FOUND)
  - ⊖ 1/2" Ø IRON PIPE (FOUND)
  - MAG NAIL (FOUND)
  - PK NAIL (FOUND)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - ⊗ 5/8" Ø 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: 05/09/17

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

**1.7562± ACRES,  
 VMS 5799, PLEASANT TOWNSHIP,  
 MADISON COUNTY, STATE OF OHIO.  
 SURVEYED FOR PEREZ**

SCALE : 1" = 50'	DATES	JOB No. S170502
50' 25' 0 50'	SURVEYED 05/2017	CREW: MW
	DRAWN 05/2017	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)

### **1.7562 Acre Tract Surveyed for Perez**

The following described 1.7562 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 5799, and being all of a 1.0005 acre tract (Parcel No. 1, Parcel 17-00364.000) and all of a 0.7471 acre tract (Parcel No. 2, Parcel 17-00364.000) both conveyed to US Bank National Association Company, Trustee by Official Record 320 page 1319, and being more particularly described as follows:

Commencing at a 1/2-inch diameter iron pipe found at the centerline intersection of Nioga-Toops Road (County Road 60, right-of-way width varies) and McKendree Road (Township Road 55, 45 feet right-of-way), said pipe also being a corner to VMS 5799 and VMS 8800 and the Northeast corner of a 100.667 acre tract (a corrected survey of 100.769 acres, by Roger E. Thompson PS #6552 dated November 28, 2011, not recorded to date; but on file in the Madison County Tax Map Room) conveyed to Gregory J and Jodi L Garrison, Joint Lives by Official Record 216 page 1093;

Thence, with the centerline of Nioga-Toops Road, said VMS line and the east line of said 100.769 acre tract, South 00° 52' 43" West a distance of 1507.69 feet to a PK nail found at the Southeast corner of said 100.769 acre tract in the Northeast corner of said 0.7471 acre tract, and being the **True Point of Beginning**, from said corner a mag nail found bears North 21° 55' 09" East a distance of 0.72 feet;

Thence, continuing with the centerline of Nioga-Toops Road and said VMS line, **South 00° 55' 49" West**, passing the Northeast corner of said 1.0005 acre tract at 50.23 feet, a total distance of **200.31 feet** to a PK nail found at the Northeast corner of a 1.5429 acre tract conveyed to Michael and Tammy J Brammer, Joint Lives by Official Record 248 page 358;

Thence, with the North line of said 1.5429 acre tract, **North 89° 02' 07" West**, passing a 1/2-inch diameter conduit found at 30.02 feet, also passing the South corner common to said 1.0005 acre tract and said 0.7471 acre tract at 290.40 feet, a total distance of **353.23 feet** to an 5/8 inch diameter iron pin found in the East line of a 6.7514 acre tract conveyed to Matthew A Wood by Official Record 328 page 2663;

Thence, with the East line of said 6.7514 acre tract, **North 03° 59' 10" West**, passing a 1/2-inch diameter conduit found 220.99 feet, a total distance of **222.83 feet** to an iron pin and cap previously set in the South line (corrected line) of said Garrison's 100.769 acre tract;

Thence, with the South line (corrected line) of said 100.769 acre tract, **South 85° 42' 08" East**, passing an iron pin and cap set at 332.97 feet, a total distance of **372.97 feet** returning to the **True Point of Beginning**, containing **1.7562 Acres** more or less, of which 1.0005 acres more or less is all of said 1.005 acre tract and 0.7557 acres more or less is of said 0.7471 acre tract.

Bearings are based on the centerline of Nioga-Toops Road (North 01° 00' 00" East) as described in Official Record 248 page 358.

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 and previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed May 5, 2017 by James R. Cottrill, PS registration #6858. (Job #S170502-1-7562AC)

  
James R. Cottrill, PS