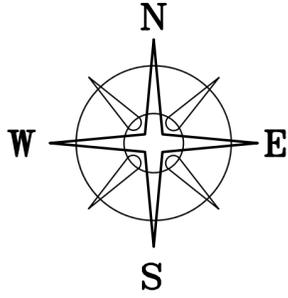


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/16/09
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

CYNTHIA C DAVIS
OR 315 PG 307
Ⓐ 8.0000 ACRES
PACEL No. 05-00252.001
TRACT 2

NOTE

4.7735 ACRE TRACT IS TO BECOME PART OF OR
CONTINGENT TO 4.9333 AND 40.8062 ACRE TRACTS

STATE ROUTE 42 (60' R/W)

SANDRA LEITER (1/3 INTREST)
CYNTHIA C DAVIS (1/3 INTEREST)
ELIZABETH CLUCHEY (1/6 INTEREST)
RYAN MCMURRAY (1/6 INTEREST)
OR 315 PG 307
4.9333 ACRES
TRACT 4

CLARA B FLUCKE
OR 233 PG 2148
30.969 ACRES

4.7735± ACRES

SANDRA LEITER (1/3 INTREST)
CYNTHIA C DAVIS (1/3 INTEREST)
ELIZABETH CLUCHEY (1/6 INTEREST)
RYAN MCMURRAY (1/6 INTEREST)
OR 315 PG 307
40.8062 ACRES
TRACT 3

N=708666.02'
E=1719800.50'

LEGEND

- ⊙ WOOD FENCE POST (FOUND)
 - ⊙ IRON PIPE (FOUND)
 - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊙ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3847
www.cottrillsurveying.com

**4.7735± ACRES,
VMS 12142, DEERCREEK TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CINDY DAVIS**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 11/14/16

SCALE : 1" = 100'	DATES	JOB No. S160908
100' 50' 0 100'	SURVEY 11/09/16	CREW: MW
	DRAWN 11/09/16	DWN BY: NC

COTTRILL SURVEYING, INC

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

4.7735 Acre Tract *Surveyed for Cindy Davis*

The following described 4.7735 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 12142, and being part of a 8.0000 acre tract (Parcel 05-00252.001) conveyed to Cynthia C Davis by Official Record 315 page 307; and being more particularly described as follows:

Commencing at a point in the centerline of State Route 42 (60 feet right-of-way) at the northwest corner common to a 40.8062 acre tract conveyed to Sandra Leiter (1/3 interest), Cynthia C Davis (1/3 interest), Elizabeth Cluchey (1/6 interest) and Ryan McMurry (1/6 interest) by Official Record 315 page 307 and said 8.000 acre tract, said point bears North 36° 45' 36" East a distance of 2538.65 feet from the centerline intersection of State Route 42 and the westbound lane of US Route 40;

Thence, with the line between said 40.8062 and 8.0000 acre tracts, South 46° 44' 46" East a distance of 366.74 feet to an iron pin and cap set and buried 1-foot deep at the **True Point of Beginning**;

Thence, with a new line across said 8.000 acre tract, **North 37° 24' 58" East** a distance of **407.38 feet** to an iron pin and cap set and buried 1-foot deep in the southwest line of a 4.933 acre tract conveyed to Sandra Leiter (1/3 interest), Cynthia C Davis (1/3 interest), Elizabeth Cluchey (1/6 interest) and Ryan McMurry (1/6 interest) by Official Record 315 page 307;

Thence, with the southwest line of said 4.9333 acre tract, **South 46° 21' 13" East** a distance of **495.03 feet** to an iron pin and cap previously set in the west line of a 30.969 acre tract conveyed to Clara B Flucke by Official Record 233 page 2148 and in the VMS line between VMS 6647 and 12142;

Thence, with said VMS line and the west line of said 30.969 acre tract; **South 13° 43' 45" East** a distance of **52.41 feet** to an iron pin and cap previously set at a corner to said 40.8062 acre tract;

Thence, with said 40.8062 acre tract with the following two courses:

- 1) **South 43° 38' 47" West** a distance of **373.32 feet** to an iron pin and cap previously set and buried 1-foot deep;
- 2) **North 46°44' 46" West** a distance of **494.97 feet** returning to the **True Point of Beginning** containing **4.7735 Acres** more or less.

Bearings are based on a GPS observation on December 16, 2009, WGS 1984 Geodetic North.

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 November 9, 2016 by James R. Cottrill, PS registration #6858. (Job #S160908-4-7735AC)



James R. Cottrill, PS