

BEARINGS ARE BASED ON A GPS OBSERVATION ON 08/29/17 WGS 1984 GEODETIC NORTH.

NOTE

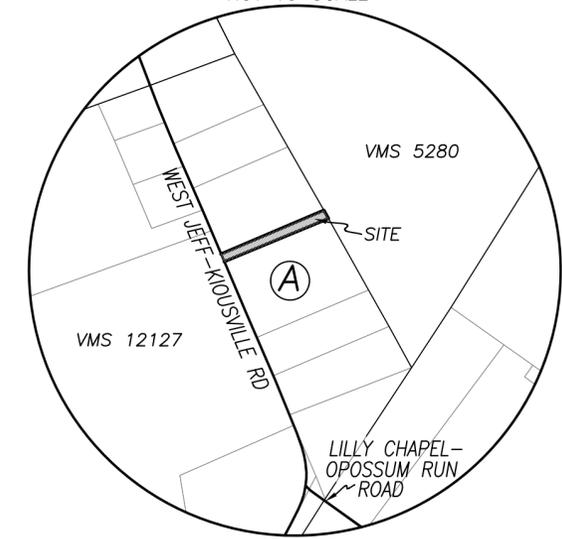
DESCRIBED 0.2101± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO REYNOLDS' 3.000 ACRE TRACT

DONALD WAYNE & KRISTINA RUTH MURPHY, JT LIVES OR 159 PG 578 42.6923 ACRES

CAROL L REYNOLDS OR 214 PG 811 3.000 ACRES

LOCATION MAP

NOT TO SCALE

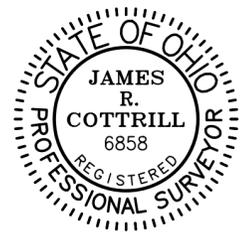


DEED REFERENCE

CAROL L REYNOLDS OR 214 PG 808
 (A) 4.1114 ACRES
 PARCEL No. 07-00725.001

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- RAIL ROAD SPIKE (FOUND)
 - IRON PIN (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

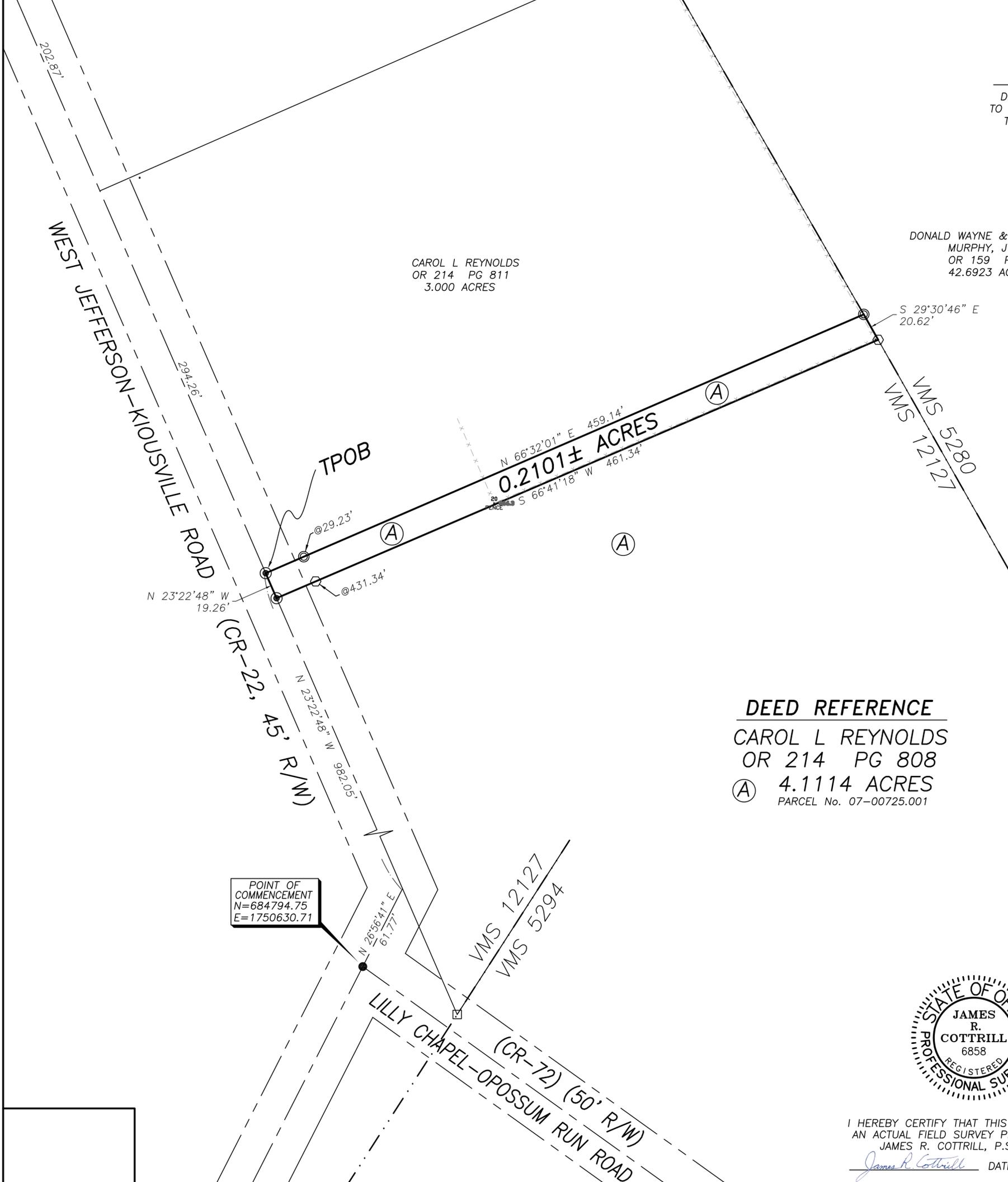


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 08/30/2017

COTTRILL SURVEYING, INC
 8256 State Route 207 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 Fax: (740) 869-3846
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**0.2101± ACRES,
 VMS 12127, FAIRFIELD TOWNSHIP,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR CAROL REYNOLDS**

SCALE : 1" = 50'	DATES	JOB No. S170805
50' 25' 0 50'	SURVEYED 08/2017	CREW: NC
	DRAWN 08/2017	DWN BY: NC



COTTRILL SURVEYING, INC

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0.2101 Acre Tract *Surveyed for Carol Reynolds*

The following described 0.2101 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 12127, and being part of a 4.1114 acre tract conveyed to Carol L Reynolds by Official Record 214 page 808, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of West Jefferson–Kiousville Road (County Road 22) (45 feet right-of-way) with Lilly Chapel–Opossum Run Road (County Road 72) (50 feet right-of-way);

Thence, with the centerline of West Jefferson–Kiousville Road with the following two courses:

- 1) North 26° 56' 41" East a distance of 61.77 feet;
- 2) North 23° 22' 48" West a distance of 982.05 feet to a mag nail set at the Southwest corner of a 3.000 acre tract conveyed to Carol L Reynolds by Official Record 214 page 811, and being the **True Point of Beginning**;

Thence, with the South line of said 3.000 acre tract, **North 66° 32' 01" East**, passing a 3/4-inch diameter iron pipe found at 29.23 feet, a total distance of **459.14 feet** to a 3/4-inch diameter iron pipe found in the West line of a 42.6923 acre tract conveyed to Donald Wayne and Kristina Ruth Murphy, Joint Lives by Official Record 159 page 578, and in the line between VMS 5280 and VMS 12127;

Thence, with the West line of said 42.6923 acre tract and said VMS line, **South 29° 30' 46" East** a distance of **20.62 feet** to an iron pin and cap set;

Thence, with a new line across said 4.114 acre tract, **South 66° 41' 18" West**, passing an iron pin and cap set at 431.34 feet, a total distance of **461.34 feet** to a mag nail set in the centerline of West Jefferson–Kiousville Road;

Thence, with the centerline of West Jefferson–Kiousville Road, **North 23° 22' 48" West** a distance of **19.26 feet** returning to the **True Point of Beginning**, containing **0.2101 acres** more or less.

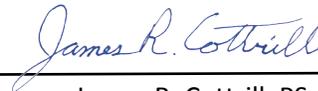
Bearings are based on a GPS observation on August 29, 2017, WGS 1984 Geodetic North.

Hereinabove described 0.2101 acre tract is to become part of and contingent to said Reynolds' 3.000 acre tract.

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 August 29, 2017 by James R. Cottrill, PS registration #6858. (Job #S170805-0-2101AC)



James R. Cottrill, PS