

N=676414.60'
E=1707131.05'

OLD XENIA ROAD (CR-12) (40' R/W)

S 42°19'19" E 537.09'

ARMSTRONG ROAD (CR-83) (50' R/W)

POB

(A)

N 47°40'38" E 271.58'

⊙242.75'

S 42°19'19" E 265.00'

1.6521± ACRES

1.5000± ACRES (NET ACRES)

(A)

(BURIED 1')

N 42°19'19" W 265.00'

S 47°40'38" W 271.58'

⊙28.15'

N 42°19'19" W 233.74'

JONES JAMES W, JONES DEBRA K
OR320/695
0.8677 ACRES

(BURIED 1')

DEED REFERENCE
JANET L. AMLIN
OFFICIAL RECORD 230 PAGE 1000
(A) 97.274 ACRES
PACEL No. 29-00054.000

LEGEND

- RAIL ROAD SPIKE (FOUND)
- ⊙ MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊙ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 685" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 9/20/16

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

1.6521± ACRES,
VMS 8846, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JANET AMLIN

SCALE : 1" = 50'	DATES	JOB No. S160902
50' 25' 0 50'	SURVEYED 09/2016	CREW: MW
	DRAWN 09/2016	DWN BY: MW

COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

1.6521 Acre Tract *Surveyed for Janet Amlin*

The following described 1.6521 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8846, and being part of a 97.274 acre tract (Parcel Number 29-00054.000) conveyed to Janet L Amlin by Official Record 230 page 1000, and being more particularly ascribed as follows:

Beginning at a mag nail set in the centerline of Armstrong Road (County Road 83) (50 feet right-of-way), said mag nail bears South 42° 19' 19" East a distance of 537.09 feet from a railroad spike found at the centerline intersection of said Armstrong Road and Old Xenia Road (County Road 12) (40 feet right-of-way);

Thence, continuing with the centerline of Armstrong Road, **South 42° 19' 19" East** a distance of **265.00 feet** to a mag nail set;

Thence, across said 97.274 acre tract the following three new courses:

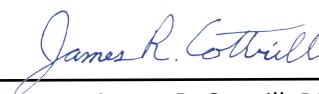
- 1) **South 47° 40' 38" West**, passing an iron pin and cap set at 28.15 feet, a total distance of **271.58 feet** to an iron pin and cap set and buried 1 foot;
- 2) **North 42° 19' 19" West**, parallel to said Armstrong Road, a distance of **265.00 feet** to an iron pin and cap set and buried 1 foot;
- 3) **North 47° 40' 38" East**, passing an iron pin and cap set at 242.75 feet, a total distance of **271.58 feet** returning to the **Point of Beginning** containing **1.6521 acres** more or less, of which 1.5000 acres behind the roadway right-of-way.

Bearings are based on a GPS observation on May 9, 2016, 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 L.L.C. 6858."

This description is based on a field survey performed September 19, 2016 by James R. Cottrill, PS registration #6858. (Job #S160902-1-6521AC)



James R. Cottrill, PS