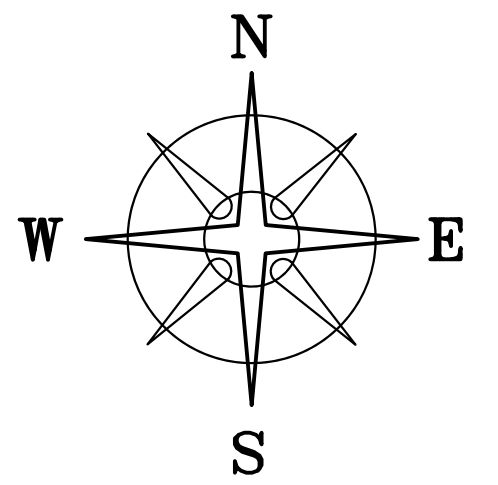


DEED REFERENCE
 HEATHER T LOGE &
 TODD M SCHRIVER, JT LIVES
 OR 256 PG 678
 (A) PARCEL No. 05-00487.000
 22.5326 ACRES

POB
 N=701316.709'
 E=1733225.451'



BEARINGS ARE BASED ON THE
 NORTH LINE OF CONRAIL
 (S63°30'W) AS DESCRIBED
 IN DB 182 PG 84.

SEAN A & COURTNEY R
 JACKSON, JT LIVES
 OR 351 PG 419
 4.2635 ACRES

STATE ROUTE 142 (60'R/W)
 N 65°22'58" E 1749.11'

VMS 12128
 VMS 5652

(A)
 3.5001± ACRES

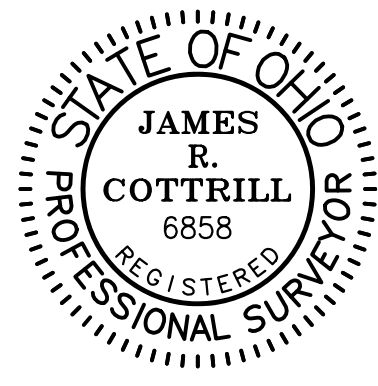
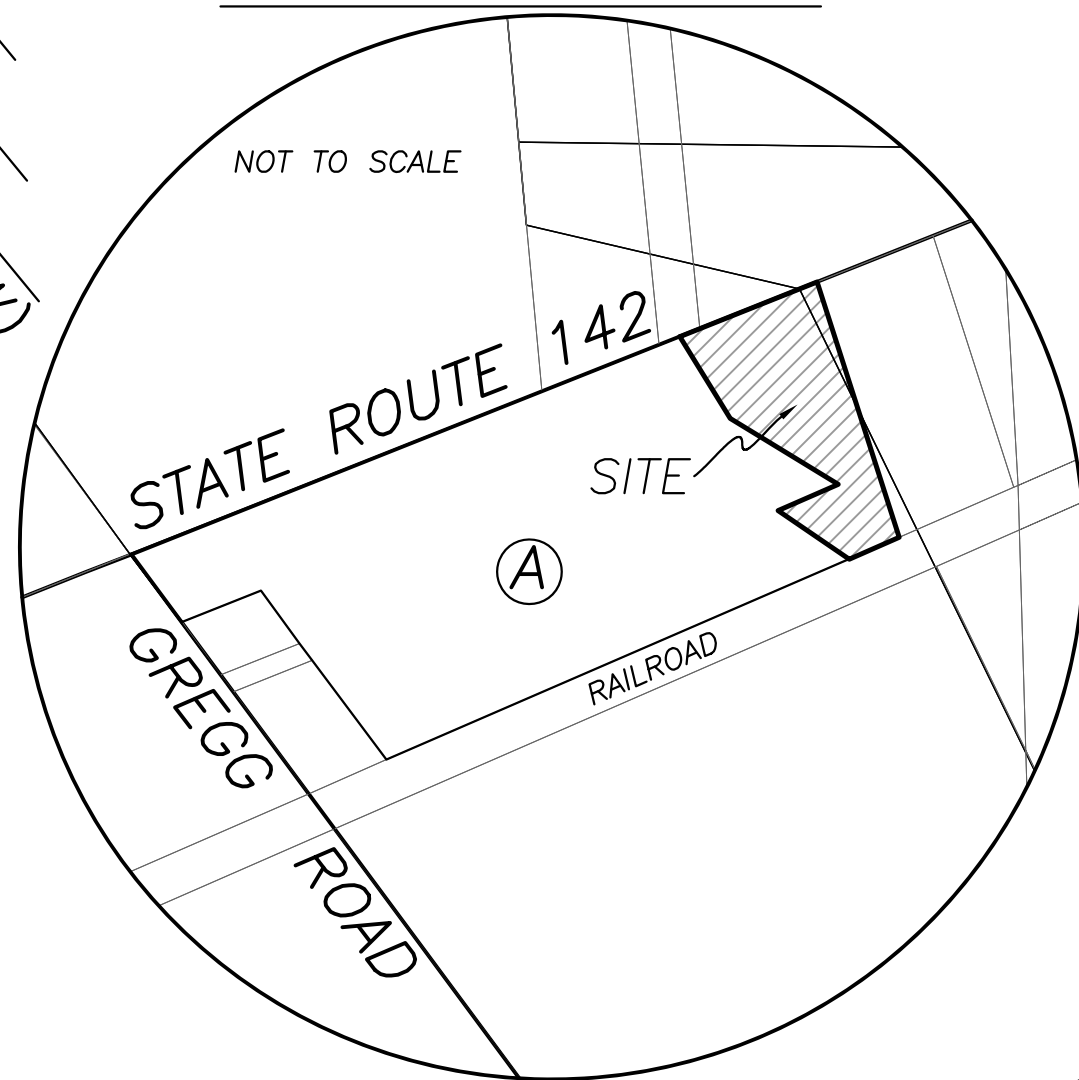
LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
 GOOD CONDITION UNLESS OTHERWISE NOTED.

- ▣ MONUMENT BOX (FOUND)
- 5/8" Ø REBAR (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

LOCATION MAP

NOT TO SCALE



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

James R. Cottrill DATE: 9/03/19

S 63°30'00" W BASIS OF BEARINGS

CONRAIL (RAIL ROAD, 100' R/W)

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

3.5001± ACRES
VMS 5652 & 12128, DEER CREEK TWP
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SCHRIVER

SCALE : 1" = 60'	JOB No. S190802	CREW: MW
60' 30' 0' 60'	SURVEYED 08/2019	DWN BY: NC
	DRAWN 09/2019	CHECK: NC

COTTRILL SURVEYING, INC

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

3.5001 Acre Tract Surveyed for Schriver

The following described 3.5001 acre tract is situated in the State of Ohio, Madison County, Deer Creek Township, VMS 5652 and 12128, being part of a 22.5362 acre tract (Parcel 05-00487.000) conveyed to Heather T Loge and Todd M Schriver, Joint Lives by Official Record 256 page 678, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 142 (60 feet right-of-way) at the Northwest corner of a 4.2635 acre tract conveyed to Sean A and Courtney R Jackson, Joint Lives by Official Record 351 page 419 and the Northeast corner of said 22.5326 acre tract, said mag nail bears North 65° 22' 58" East a distance of 1749.11 feet from a monument box found at the centerline intersection of State Route 142 and Gregg Road (County Road 43, 50 feet right-of-way);

Thence, with the West line of said 4.2635 acre tract, **South 20° 41' 01" East**, passing a 5/8 inch diameter rebar found at 30.12 feet, a total distance of **635.00 feet** to an iron pin and cap previously set in the North line of Conrail (Railroad, 100 feet wide);

Thence, with the North line of said Conrail, **South 63° 30' 00" West** a distance of **128.91 feet** to an iron pin and cap set;

Thence, across said 22.5326 acre tract with the following four new courses:

- 1) **North 58° 35' 06" West** a distance of **203.99 feet** to an iron pin and cap set;
- 2) **North 63° 30' 00" East** a distance of **155.54 feet** to an iron pin and cap set;
- 3) **North 61° 31' 22" West** a distance of **299.40 feet** to an iron pin and cap set;
- 4) **North 34° 29' 47" West**, passing an iron pin and cap set at 194.67 feet, a total distance of **227.42 feet** to the centerline of State Route 142;

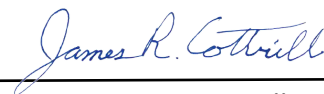
Thence, with the centerline of State Route 142, **North 65° 22' 58" East** a distance of **349.72 feet** returning to the **Point of Beginning**, containing **3.5001 Acres** more or less.

Bearings are based on the North line of Conrail (South 63° 30' West) as described in Deed Book 182 page 84.

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 Surveying"

This description is based on a field survey performed August of 2019 by James R. Cottrill, PS registration #6858. (Job #S190802-3-5001)



James R. Cottrill, PS

