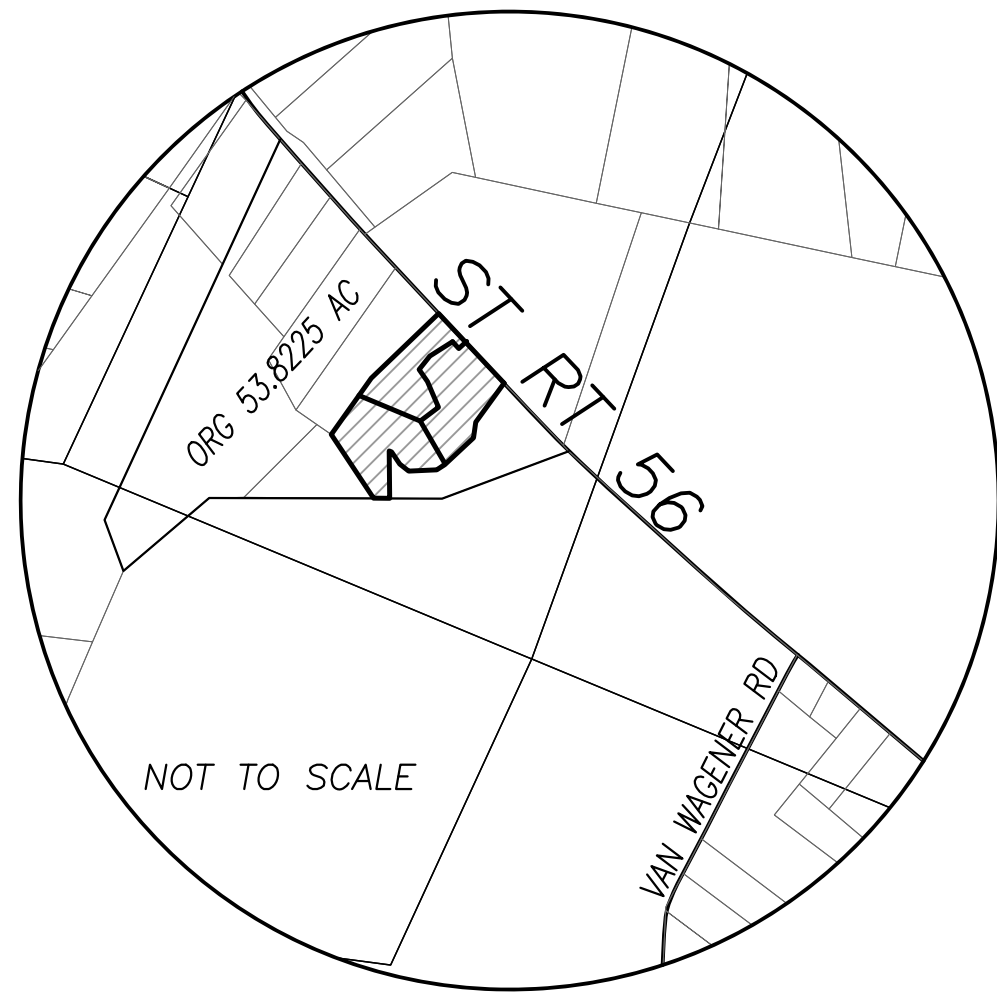
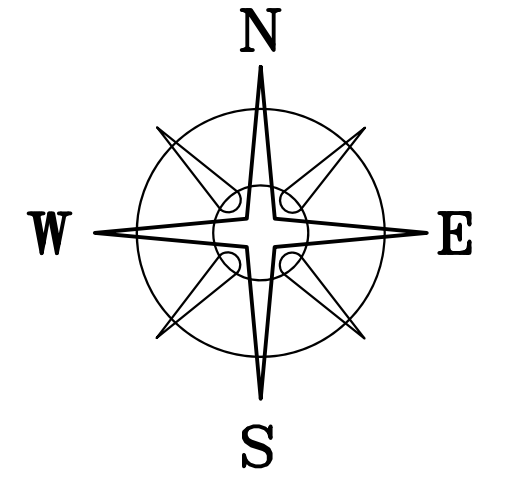


LOCATION MAP



DEED REFERENCE

THOMAS A & SHERRY REED, JT LIVES
OR 344 PG 1676
Ⓐ 10.0015 ACRES
PARCEL No. 13-00196.000



LEGEND

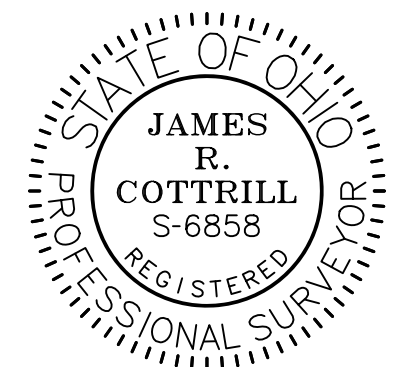
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

- ☐ MONUMENT BOX (FOUND)
- ⊙ 4" METAL FENCE POST (FOUND)
- 5"Ø IRON CORNER FENCE POST (FOUND)
- 1" Ø IRON PIN (FOUND)
- △ 3-1/2"Ø IRON CORNER FENCE POST (FOUND)
- ⊙ MAG NAIL (SET)
- POINT IN ROAD
- ⊙ 3/4"Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "5969" (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

LINE	BEARING	DISTANCE
L1	S 46°40'27" W	55.00'
L2	N 43°19'33" W	47.53'
L3	S 58°03'13" W	138.02'
L4	S 44°45'31" W	93.62'
L5	S 36°18'02" E	89.44'
L6	N 36°18'02" W	89.44'
L7	N 44°45'31" E	93.62'
L8	N 58°03'13" E	138.02'
L9	S 43°19'33" E	47.53'
L10	N 46°40'27" E	55.00'

NOTES

- *STATE ROUTE 56 VARIABLE R/W, SEE ODOT PLANS MAD-56-(11.78) AND EASEMENT GRANTED BY DB 229 PG 211.
- ** EXISTING DRIVEWAY IS TO BE REMOVED AND REPLACED WITH PROPOSED DRIVEWAYS.
- 3.6546 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO THE NEW 2.7259 ACRE TRACT



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 3/19/2019

ST RT 56
POINT OF COMMENCEMENT
BIG PLAIN-CIRCLEVILLE ROAD
(CR 4) (50' R/W)

TPOB
N=673165.590'
E=1718497.069'

STATE ROUTE 56 (VARIABLE R/W*)
WALNUT RUN
WALNUT RUN

CHARLES A FARMER & CARLA A FARMER
OR 282 PG 2272
5.000 ACRES

2.7259± ACRES

3.6213± ACRES

3.6546± ACRES

CHRISTOPHER C & AMY E GEORGE, JT LIVES
OR 50 PG 663
5.000 ACRES

THOMAS A & SHERRY REED, JT LIVES
OR 344 PG 1676
3.000 ACRES

SOUTH LINE OF ORG 53.8225 ACRE TRACT

MAXIO INC AN OHIO PARTNERSHIP
DB 264 PG 740
296.5509 ACRES

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

**SPLIT OF 10.0015 ACRE TRACT,
VMS 4086, OAK RUN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TOM REED**

SCALE : 1" = 100'	JOB No. S181114	CREW: MW
100' 50' 0 100'	SURVEYED 03/2019	DWN BY: NC
	DRAWN 03/2019	CHECK: RC

COTTRILL SURVEYING, INC

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2.7259 Acre Tract Surveyed for Tom Reed

The following described 2.7259 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 4086, being part of a 10.0015 acre tract (Parcel 13-00196.000) conveyed to Thomas A and Sherry Reed, Joint Lives by Official Record 344 page 1676, and being more particularly described as follows:

Commencing at a monument box found at an angle point in State Route 56 (right-of-way width varies) and at the centerline intersection with Big Plain-Circleville Road (County Road 4, 50 feet right-of-way);

Thence, with the centerline of State Route 56, South $11^{\circ} 36' 12''$ East a distance of 2566.70 feet to an iron pin found at a point of intersection in the State Route 56;

Thence, with the original centerline of State Route 56 with the following three courses:

- 1) South $42^{\circ} 53' 26''$ East a distance of 467.57 feet to a point;
- 2) South $42^{\circ} 37' 24''$ East a distance of 640.15 feet to a point;
- 3) South $43^{\circ} 19' 47''$ East a distance of 571.24 feet to the East corner of a 5.000 acre tract conveyed to Charles A Farmer and Carla A Farmer by Official Record 282 page 2272, the North corner of said 10.0015 acre tract and being the **True Point of Beginning**;

Thence, continuing with the original centerline of State Route 56, **South $43^{\circ} 19' 47''$ East** a distance of **200.00 feet** to a point;

Thence, across said 10.0015 acre tract with the following eight new courses:

- 1) **South $46^{\circ} 40' 27''$ West** a distance of **55.00 feet** to an iron pin and cap set;
- 2) **North $43^{\circ} 19' 33''$ West** a distance of **47.53 feet** to an iron pin and cap set;
- 3) **South $58^{\circ} 03' 13''$ West** a distance of **138.02 feet** to a mag nail set;
- 4) **South $44^{\circ} 45' 31''$ West** a distance of **93.62 feet** to an iron pin and cap set;
- 5) **South $36^{\circ} 18' 02''$ East** a distance of **89.44 feet** to an iron pin and cap set;
- 6) **South $26^{\circ} 43' 08''$ East** a distance of **141.20 feet** to an iron pin and cap set;
- 7) **South $52^{\circ} 01' 52''$ West** a distance of **117.79 feet** to an iron pin and cap set;
- 8) **North $68^{\circ} 18' 05''$ West** a distance of **341.23 feet** to an iron pin and cap set in the Southeast line of said Farmer's 5 acre tract;

Thence, with the Southeast line of said 5.000 acre tract with the following two courses:

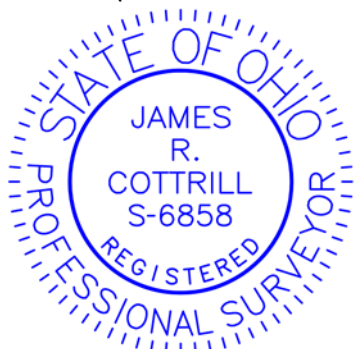
- 1) **North $34^{\circ} 27' 51''$ East** a distance of **120.01 feet** to an iron pin and cap previously set;
- 2) **North $45^{\circ} 52' 07''$ East**, passing an iron pin and cap previously set at 404.13 feet, a total distance of **479.28 feet** returning to the **True Point of Beginning**, containing **2.7259 Acres** more or less.

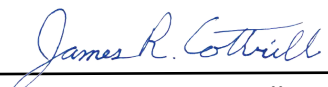
Bearings are based on a GPS observation on May 9, 2016, WGS 1984 Geodetic North.

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 6858."

This description is based on a field survey performed March of 2019 by James R. Cottrill, PS registration #6858. (Job #S181114-2-7259)




James R. Cottrill, PS

COTTRILL SURVEYING, INC

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

3.6213 Acre Tract Surveyed for Tom Reed

The following described 3.6213 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 4086, being part of a 10.0015 acre tract (Parcel 13-00196.000) conveyed to Thomas A and Sherry Reed, Joint Lives by Official Record 344 page 1676, and being more particularly described as follows:

Commencing at a monument box found at an angle point in State Route 56 (right-of-way width varies) and at the centerline intersection with Big Plain-Circleville Road (County Road 4, 50 feet right-of-way);

Thence, with the centerline of State Route 56, South $11^{\circ} 36' 12''$ East a distance of 2566.70 feet to an iron pin found at a point of intersection in the State Route 56;

Thence, with the original centerline of State Route 56 with the following three courses:

- 1) South $42^{\circ} 53' 26''$ East a distance of 467.57 feet to a point;
- 2) South $42^{\circ} 37' 24''$ East a distance of 640.15 feet to a point;
- 3) South $43^{\circ} 19' 47''$ East a distance of 1061.15 feet to the North corner of a 5.000 acre tract conveyed to Christopher C and Amy E George, Joint Lives by Official Record 50 page 663, the East corner of said 10.0015 acre tract, and being the **True Point of Beginning**;

Thence, with the Northwest line of said 5.000 acre tract, **South $35^{\circ} 22' 16''$ West**, passing a 4 inch metal fence post found at 81.83 feet, passing an iron pin and cap previously set at 185.15 feet, a total distance of **245.92 feet** to a point in the centerline of Walnut Run;

Thence, with said 5.000 acre tract and centerline of Walnut Run with the following two courses:

- 1) **South $08^{\circ} 03' 26''$ West** a distance of **80.78 feet** to a point;
- 2) **South $46^{\circ} 22' 26''$ West** a distance of **202.17 feet** to a point;

Thence, across said 10.0015 acre tract with the following eight new courses:

- 1) **North $31^{\circ} 03' 29''$ West**, passing an iron pin and cap set at 80.52 feet, a total distance of **253.94 feet** to an iron pin and cap set;
- 2) **North $52^{\circ} 01' 52''$ East** a distance of **117.79 feet** to an iron pin and cap set;
- 3) **North $26^{\circ} 43' 08''$ West** a distance of **141.20 feet** to an iron pin and cap set;
- 4) **North $36^{\circ} 18' 02''$ West** a distance of **89.44 feet** to an iron pin and cap set;
- 5) **North $44^{\circ} 45' 31''$ East** a distance of **93.62 feet** to a mag nail set;
- 6) **North $58^{\circ} 03' 13''$ East** a distance of **138.02 feet** to an iron pin and cap set;
- 7) **South $43^{\circ} 19' 33''$ East** a distance of **47.53 feet** to an iron pin and cap set;
- 8) **North $46^{\circ} 40' 27''$ East** a distance of **55.00 feet** to the original centerline of State Route 56;

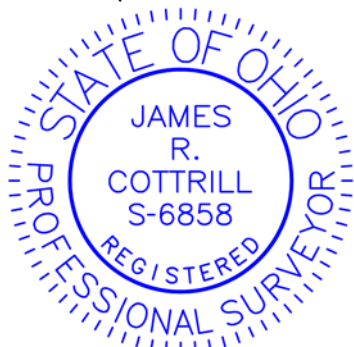
Thence, with the centerline of State Route 56, **South $43^{\circ} 19' 47''$ East** a distance of **289.91 feet** returning to the **True Point of Beginning**, containing **3.6213 Acres** more or less.

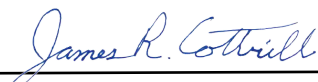
Bearings are based on a GPS observation on May 9, 2016, WGS 1984 Geodetic North.

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 6858."

This description is based on a field survey performed March of 2019 by James R. Cottrill, PS registration #6858. (Job #S181114-3-6213)




James R. Cottrill, PS

COTTRILL SURVEYING, INC

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

3.6546 Acre Tract Surveyed for Tom Reed

The following described 3.6546 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 4086, being part of a 10.0015 acre tract (Parcel 13-00196.000) conveyed to Thomas A and Sherry Reed, Joint Lives by Official Record 344 page 1676, and being more particularly described as follows:

Commencing at a monument box found at an angle point in State Route 56 (right-of-way width varies) and at the centerline intersection with Big Plain-Circleville Road (County Road 4, 50 feet right-of-way);

Thence, with the centerline of State Route 56, South 11° 36' 12" East a distance of 2566.70 feet to an iron pin found at a point of intersection in the State Route 56;

Thence, with the original centerline of State Route 56 with the following three courses:

- 1) South 42° 53' 26" East a distance of 467.57 feet to a point;
- 2) South 42° 37' 24" East a distance of 640.15 feet to a point;
- 3) South 43° 19' 47" East a distance of 571.24 feet to the East corner of a 5.000 acre tract conveyed to Charles A Farmer and Carla A Farmer by Official Record 282 page 2272, the North corner of said 10.0015 acre tract

Thence, with the Southeast line of said 5 acre tract with the following two courses:

- 1) South 45° 52' 07" West a distance of 479.28 feet to an iron pin and cap previously set;
- 2) South 34° 27' 51" West, passing iron pins and caps set at 120.01 feet and 251.06 feet, a total distance of 365.56 feet to a point in Walnut Run at the Northeast corner of a 3.000 acre tract conveyed to Thomas A and Sherry Reed, Joint Lives by Official Record 344 page 1676, the southeast corner of said Farmer's 5.000 acre tract and being the **True Point of Beginning**;

Thence, with the Southeast line of said Farmer's 5 acre tract, **North 34° 27' 51" East**, passing an iron pin and cap set on the north bank of Walnut Run at 114.50 feet, a total distance of **245.55 feet** to an iron pin and cap set;

Thence, across said 10.0015 acre tract with the following two courses:

- 1) **South 68° 18' 05" East** a distance of **341.23 feet** to an iron pin and cap set;
- 2) **South 31° 03' 29" East**, passing an iron pin and cap set at 173.42 feet, a total distance of **253.94 feet** to a corner in the North line of a 5.000 acre tract conveyed to Christopher C and Amy E George, Joint Lives by Official Record 50 page 663 and in the centerline of Walnut Run;

Thence, with said 5 acre tract and the centerline of Walnuts Run with the following six courses:

- 1) **South 57° 14' 23" West** a distance of **48.82 feet** to a point ;
- 2) **South 87° 13' 56" West** a distance of **144.24 feet** to a point;
- 3) **North 52° 26' 28" West** a distance of **58.12 feet** to a point;
- 4) **North 34° 27' 29" West** a distance of **75.54 feet** to a point;
- 5) **North 66° 51' 47" West** a distance of **13.50 feet** to a point;
- 6) Leaving Walnut Run, **South 00° 26' 56" East**, passing an iron pin and cap previously set at 30.00 feet, a total distance of **248.39 feet** to an iron pin and cap previously set in the North line of a 296.5509 acre tract conveyed to Maxio Inc an Ohio Partnership Deed Book 264 page 740;

Thence, with the North line of said 296.5509 acre tract, **South 89° 32' 55" West** a distance of **83.07 feet** to an iron pin and cap previously set at the East corner of said Reed's 3.000 acre tract;

Thence, with the Northeast line of said 3.000 acre tract, **North 34° 23' 57" West** a distance of **388.61 feet** returning to the **True Point of Beginning**, containing **3.6546 Acres** more or less.

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.

The hereinabove described 3.6546 acre tract is to become part of and contingent to a 2.7259 acre tract surveyed by this surveyor March 2019 and shown more particularly on accompanying plat.

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 March of 2019 by James R. Cottrill, PS registration #6858. (Job # S181114-3-6546)


James R. Cottrill, PS

