

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

LEGEND

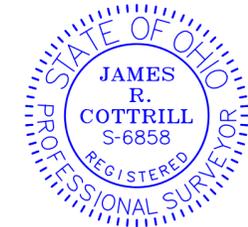
ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

- ▲ 6"Ø CONCRETE R/W MONUMENT (FOUND)
- MAG NAIL (SET)
- ⬠ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "ELLIOTT PS7759" (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)
- 1/2" PINCHED PIPE (FOUND)
- 5/8" IRON PIN (FOUND)
- △ 3/4"Ø REBAR & AL. CAP STAMPED
"ODOT DIST. 6"

DEED REFERENCE

ROBERT D MABE
OR 349 PG 132
PARCEL No. 05-00324.000
(A) 1.543 ACRES
TRACT 1
PARCEL No. 05-00323.000
(B) 0.1 ACRES
TRACT 2
ALL THAT REMAINS OF
ORIGINAL 2.887 ACRE TRACT
ODOT R/W PLANS
MADISON COUNTY
S.H. 241 SEC. B&C
SHEETS 1/6
S.H. 241 SEC. D&C(PT)
SHEETS 7,8,9,9A &10/10

BILLY J LANEY
DB 257 PG 286
1.837 ACRES



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

James R. Cottrill DATE: 05/13/19

KEVIN M & AMANDA L HALE, JT LIVES
OR 336 PG 790
2.799 ACRES
PLAT 117-17

(A)
1.6826± ACRES

SCALED FROM GIS
VMS 10508
VMS 7636

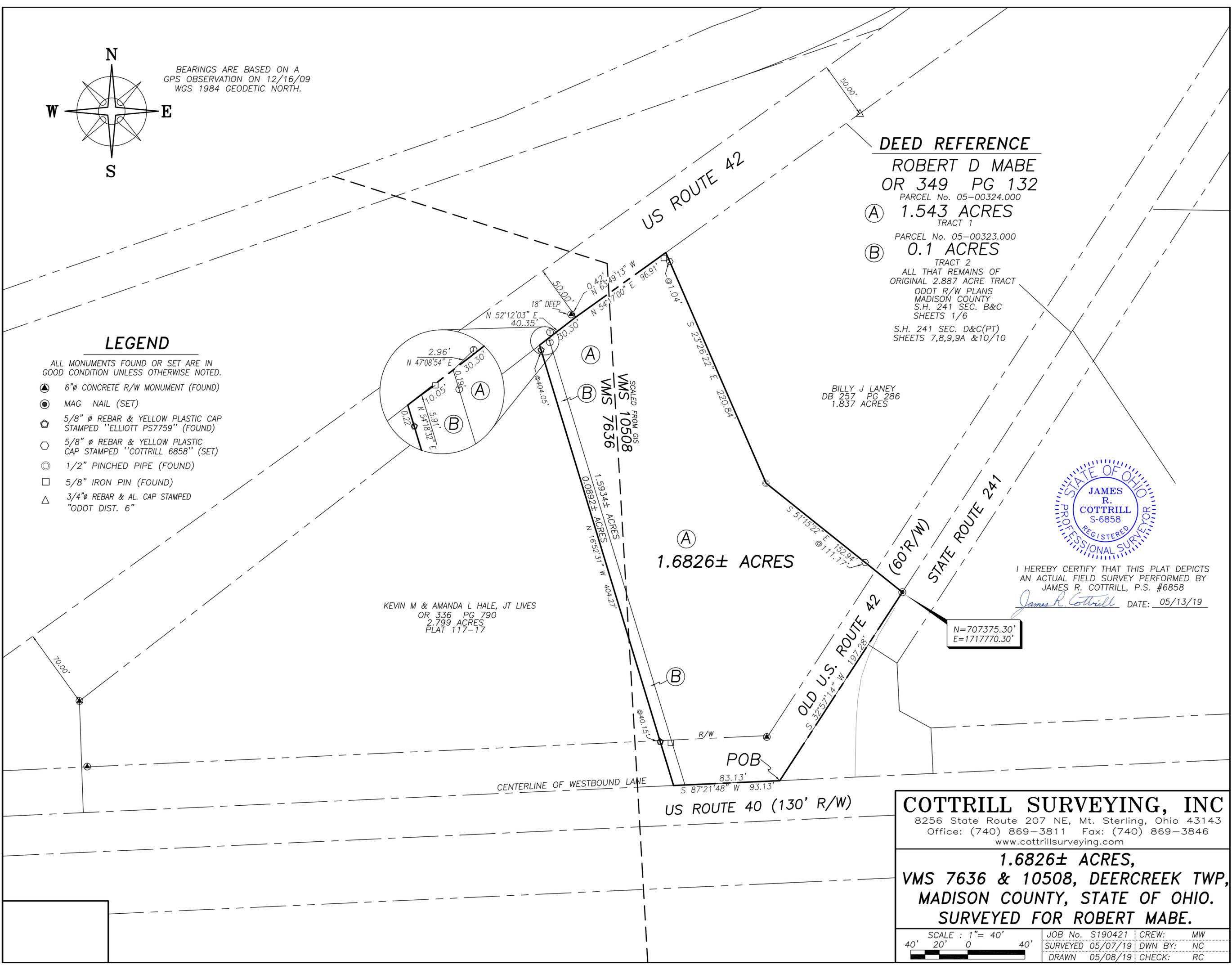
1.5934± ACRES
0.0892± ACRES

N=707375.30'
E=1717770.30'

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

1.6826± ACRES,
VMS 7636 & 10508, DEERCREEK TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ROBERT MABE.

SCALE : 1" = 40'
40' 20' 0 40'
JOB No. S190421 | CREW: MW
SURVEYED 05/07/19 | DWN BY: NC
DRAWN 05/08/19 | CHECK: RC



COTTRILL SURVEYING, INC

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

1.6826 Acre Tract Surveyed for Robert Mabe

The following described 1.6826 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, VMS 7636 and 10508, being all of a 1.543 acre tract (parcel #05-00324.000, Tract 1) and all of a 0.1 acre tract (parcel #05-00323.000, Tract 2) both tracts conveyed to Robert D Mabe by official record 349 page 132, and being more particularly described as follows:

Beginning at the centerline intersection of the westbound lane of US 40 (130 feet right-of-way) with the old US Route 42 / State Route 241 (60 feet right-of-way), said intersection is also the southeast corner of said 1.543 acre tract;

Thence, with the centerline of said westbound Lane, US 40, **South 87° 21' 48" West**, passing the southeast corner of said 0.1 acre tract at 83.13 feet, a total distance of **93.13 feet** to the southeast corner of a 2.799 acre tract conveyed to Kevin M and Amanda L Hale, joint lives by Official Record 336 page 790;

Thence, with the east line of said 2.799 acre tract, **North 16° 52' 31" West**, passing a 5/8 inch diameter rebar and yellow plastic caps stamped "Elliott PS 7759" found at 40.15 and 404.05 feet, a total distance of **404.27 feet** to the southeast line of said State Route 42;

Thence, with the southeast line of said US Route 42, the following two courses:

- 1) **North 52° 12' 03" East**, passing the northwest corner of said 1.543 acre tract at 10.05 feet, a total distance of **40.35 feet** to an angle point in said line, a damaged 6 inch diameter concrete right-of-way monument found 18 inches deep bears North 63° 49' 13" West a distance of 0.42 feet
- 2) **North 54° 17' 00" East** a distance of **96.91 feet** to the northwest corner of a 1.837 acre tract conveyed to Billie J Laney by Deed Book 257 page 286;

Thence, with said 1.837 acre tract the following two courses:

- 1) **South 23° 26' 22" East**, passing an iron pin and cap set at 1.04 feet, a total distance of **220.84 feet** to a 1/2 inch diameter pinched iron pipe found
- 2) **South 51° 15' 22" East**, passing an iron pin and cap set at 111.17 feet, a total distance of **152.94 feet** to a mag nail set in the centerline of said State Route 241;

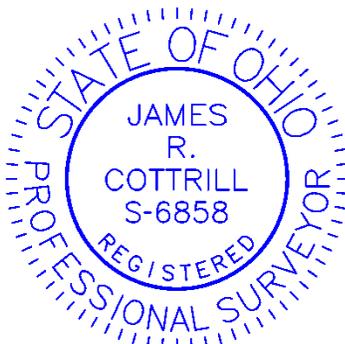
Thence, with the centerline of said State Route 241, **South 32° 57' 14" West** a distance of **197.28 feet** returning to the point of beginning containing **1.6826 Acres** more or less, of which 1.5934 acres more or less is all of said 1.543 acre tract and 0.0892 acres more or less is all of said 0.1 acre tract.

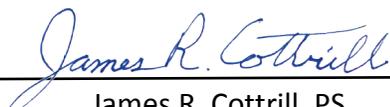
Bearings are based on a GPS observation on December 16, 2009, WGS 1984 Geodetic North.

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 May 7, 2019 by James R. Cottrill, PS registration #6858. (Job #S190421-1-6826AC)




James R. Cottrill, PS