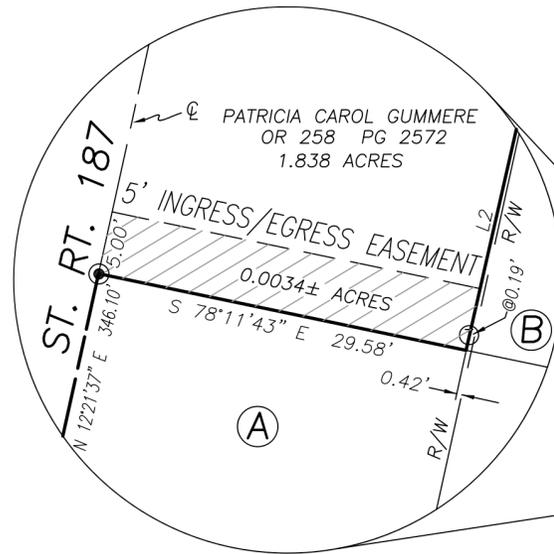
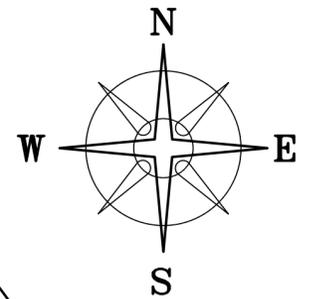


BEARINGS ARE BASED ON THE CENTERLINE OF ST. RT. 187
(N 12° 15' 46" E) AS SHOWN ON SLIDE 154-B



PATRICIA CAROL GUMMERE
OR 258 PG 2572
1.838 ACRES
PARCEL No. 24-00531.001

1.2968± ACRES

MARY RUSSELL
OR 174 PG 2466
5.021 ACRES
PARCEL No. 24-00741.000

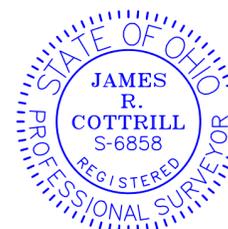
DEED REFERENCE
PATRICIA CAROL GUMMERE
OR 323 PG 825
PARCEL No. 24-00531.000
TRACT ONE
(A) 1.178 ACRES
TRACT TWO
(B) 0.117 ACRES
ALL THAT REMAINS OF
ORG 1.955 ACRE TRACT

LINE	BEARING	DISTANCE
L1	S 78°11'43" E	29.58'
L2	N 12°46'54" E	19.21'
L3	N 71°43'52" E	52.98'
L4	S 78°03'03" E	31.13'

POB
N=714367.20'
E=1686741.659'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊙ MAG NAIL (SET) OVER IRON PIN (FOUND)
 - ◇ 1/2" ELECTRICAL CONDUIT AND ORANGE PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
 - 5/8" ∅ 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: 05/21/19

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

1.2968± ACRES,
VMS 4126, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GUMMERE.

SCALE : 1" = 50'
50' 25' 0 50'

JOB No. S190502 : CREW: MW
SURVEYED 05/16/19 : DWN BY: NC
DRAWN 05/16/19 : CHECK: RC

COTTRILL SURVEYING, INC

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

1.2968 Acre Tract Surveyed for Gummere

The following described 1.2968 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4126, being all of a 1.178 acre tract (Parcel 24-00531.000, Tract One) and all of a 0.117 acre tract (Parcel 24-00531.000, all that remains of an original 1.955 acre tract) both conveyed to Patricia Carol Gummere by Official Record 323 page 825, and being more particularly described as follows;

Beginning at a mag nail set over an iron pin found in the centerline of State Route 187 (60 feet right-of-way) and being the Northwest corner of a 5.021 acre tract conveyed to Mary Russell by Official Record 174 page 2466 and the South corner of said 1.178 acre tract, said mag nail bears North $12^{\circ} 21' 37''$ East a distance of 816.08 feet from a monument box found at the centerline intersection of State Route 187 and State Route 56 (80 feet right-of-way);

Thence, with the centerline of State Route 187, **North $12^{\circ} 21' 37''$ East** a distance of **346.10 feet** to a mag nail set over an iron pin found at the Southwest corner of a 1.838 acre tract conveyed to Patricia Carol Gummere by Official Record 258 page 2572;

Thence, with the South line of said 1.838 acre tract with the following six courses:

- 1) **South $78^{\circ} 11' 43''$ East** a distance of **29.58 feet** to the Southwest corner of said 0.117 acre tract;
- 2) **North $12^{\circ} 46' 54''$ East**, passing a 3/4 inch T-bar and cap found at 0.19 feet, a total distance of **19.21 feet** to a 1/2 inch diameter electrical conduit and orange plastic cap stamped "R.I. Baker 5539" found;
- 3) **North $71^{\circ} 43' 52''$ East**, passing the East right-of-way of State Route 187 at 0.32 feet, a total distance of **52.98 feet** to a 1/2 inch diameter electrical conduit and orange plastic cap stamped "R.I. Baker 5539" found;
- 4) **South $78^{\circ} 03' 03''$ East** a distance of **31.13 feet** to a 1/2 inch diameter electrical conduit and orange plastic cap stamped "R.I. Baker 5539" found;
- 5) **South $53^{\circ} 28' 07''$ East** a distance of **109.21 feet** to a 1/2 inch diameter electrical conduit and orange plastic cap stamped "R.I. Baker 5539" found in the North line of said 1.178 acre tract;
- 6) **South $78^{\circ} 11' 43''$ East**, passing a 3/4 inch T-bar and cap found at 90.03 feet, a total distance of **90.40 feet** to the Northwest line of said Russell's 5.021 acre tract;

Thence, with the Northwest line of said 5.021 acre tract, **South $52^{\circ} 42' 38''$ West**, passing an iron pin and cap set at 411.42 feet, a total distance of **457.91 feet** returning to the **Point of Beginning**, containing **1.2968 Acres** more or less, of which 1.1778 acres more or less is all of said 1.178 acre tract and 0.1190 acres more or less is all of said 0.117 acre tract.

Bearings are based on the centerline of State Route 187 (North $12^{\circ} 15' 46''$ East) as shown on Slide 154-B.

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 16, 2019 by James R. Cottrill, PS registration #6858. (Job #S190502-1-2968)




James R. Cottrill, PS

COTTRILL SURVEYING, INC

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

Ingress/Egress Easement Surveyed for Gummere

The following described 5 feet wide Ingress/Egress Easement is situated in the State of Ohio, Madison County, Somerford Township, VMS 4126, part of a 1.838 acre tract (Parcel 24-00531.001) conveyed to Patricia Carol Gummere by Official Record 258 page 2572, extending from the centerline of State Route 187 to the north-south property line common to said 1.838 and a 0.117 acre tract (Parcel 24-00531.000, all that remains of an original 1.955 acre tract) conveyed to Patricia Carol Gummere by Official Record 323 page 825, being tangent to and 5 feet north of the following described baseline:

Beginning at a mag nail set over an iron pin found at the Southwest corner of a 1.838 acre and the Northwest corner of a 1.178 acre tract (Parcel 24-00531.000, Tract One) conveyed to Patricia Carol Gummere by Official Record 323 page 825, said mag nail bears North 12° 21' 37" East a distance of 1162.18 feet from a monument box found at the centerline intersection of State Route 187 and State Route 56 (80 feet right-of-way);

Thence, with the line between said 1.838 acre and 1.178 acre tracts, **South 78° 11' 43" East** a distance of **29.58 feet** to the Southwest corner of said 0.117 acre tract and eastern termination of said baseline.

Bearings are based on the centerline of State Route 187 (North 12° 15' 46" East) as shown on Slide 154-B.

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 16, 2019 by James R. Cottrill, PS registration #6858. (Job #S190502-EASE)


James R. Cottrill, PS

