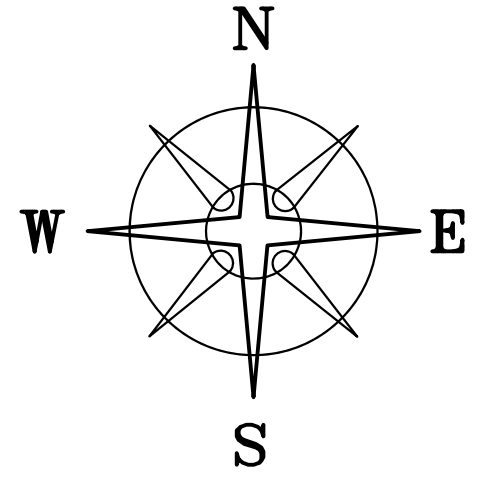


BEARINGS BASED ON THE \odot OF BROAD STREET (S 89°50'E)
AS SHOWN ON SLIDE #96 & #97 COUNTS ADD.



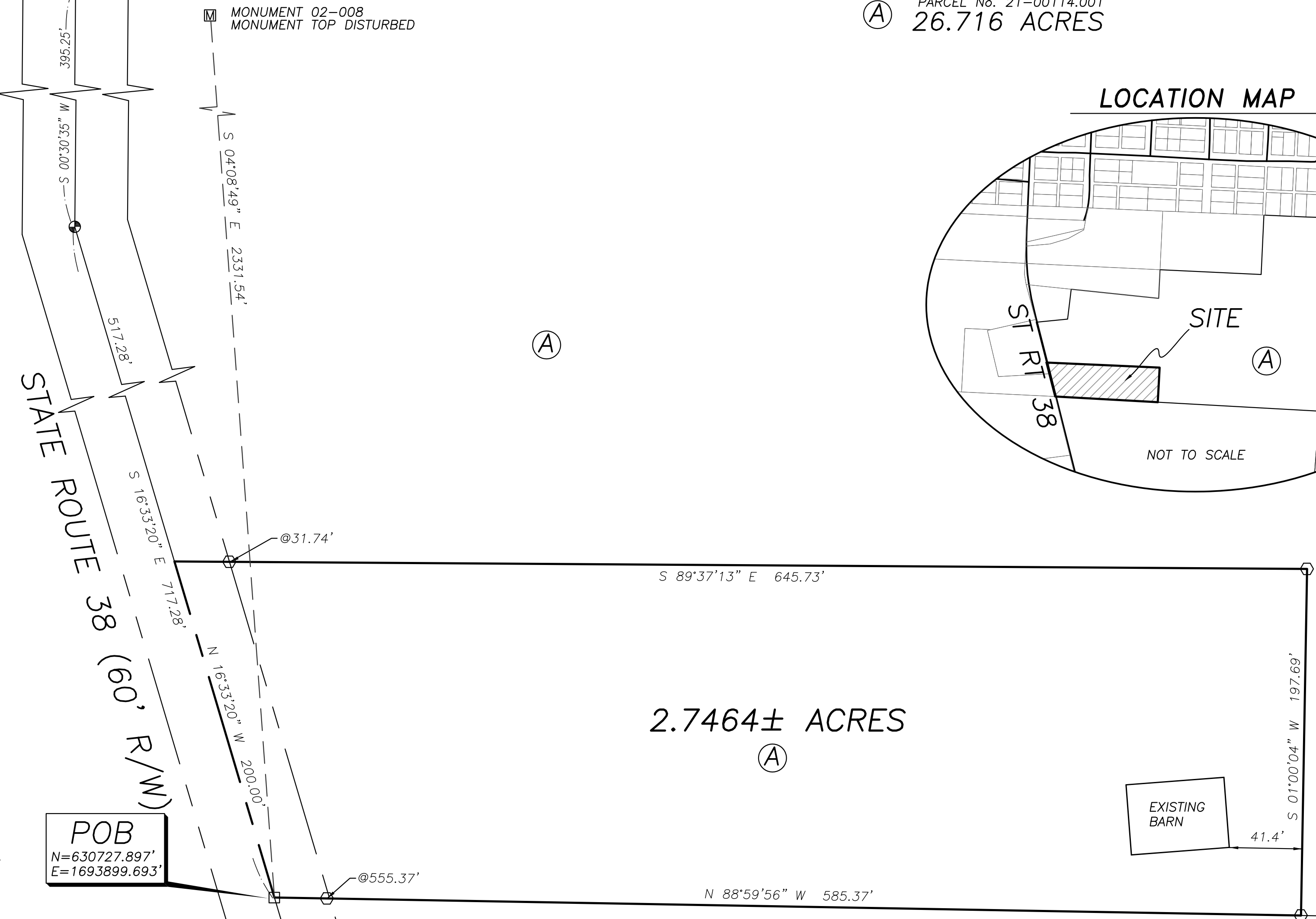
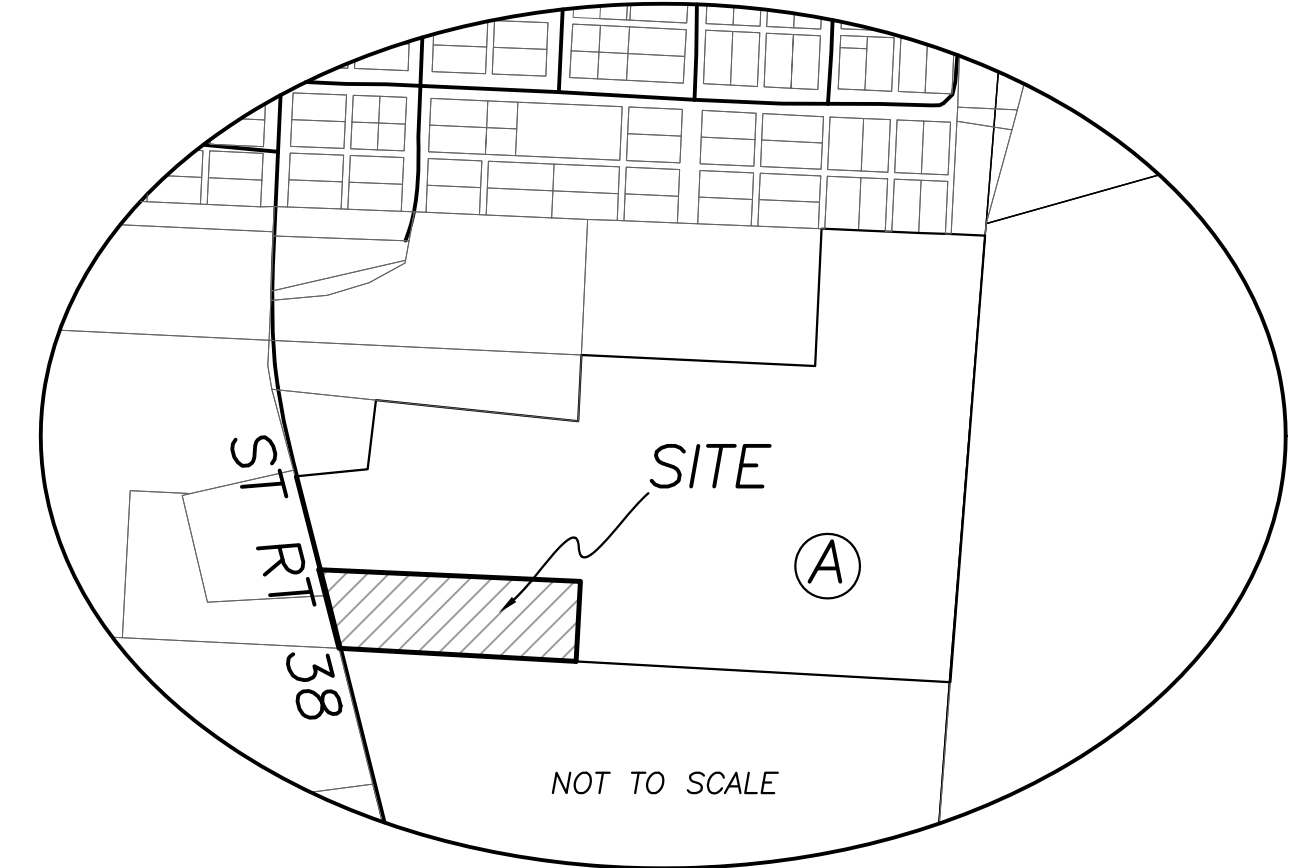
54	51 C. TIMMONS	WASHINGTON-LONDON ROAD	7 VILLAGE OF COUNTS	10 MIDWAY
53	ADDITION		8	9 ADDITION
	52			

DEED REFERENCE

ROBIN A JAGO
DB 286 PG 403

PARCEL No. 21-00114.001
Ⓐ 26.716 ACRES

LOCATION MAP



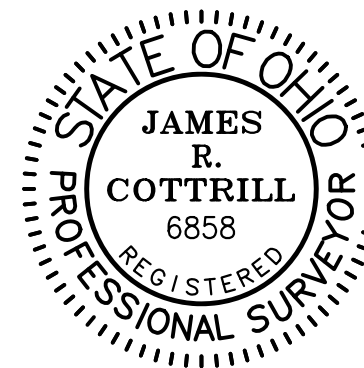
LEGEND

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

- ☐ MONUMENT BOX (FOUND)
- IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊙ 1" ϕ IRON PIPE & AL. CAP CAP STAMPED "NCB 5969" (FOUND)
- 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

POB
N=630727.897'
E=1693899.693'

MARK E. ANTHONY, ETAL
OR 207 P. 1535
29.75 ACRES
21-00007.000



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

James R. Cottrill DATE: 06/03/19

COTTRILL SURVEYING, INC

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

2.7464± ACRES,
VMS 7263, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ROBIN JAGO.

SCALE : 1" = 50'	JOB No. S190507	CREW: MW
50' 25' 0 50'	SURVEYED 05/2019	DWN BY: NC
	DRAWN 05/2019	CHECK: NC

COTTRILL SURVEYING, INC

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

2.7464 Acre Tract Surveyed for Robin Jago

The following described 2.7464 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 7263, being part of a 26.716 acre tract (Parcel No. 21-00114.001) conveyed to Robin A Jago by Deed Book 286 page 403, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of State Route 38 (60 feet right-of-way) at the Northwest corner of a 29.75 acre tract conveyed to Mark E Anthony, et.al. by Official Record 207 page 1535 and Southwest corner of said 26.716 acre tract, said iron pin bears South 16° 33' 20" East a distance of 717.28 feet from a 1 inch diameter iron pipe and aluminum cap stamped "NCB 5969" at an angle point in the State Route 38 and South 00° 30' 35" West a distance of 395.25 feet from the South line of the Village of Midway, Counts Addition;

Thence, with the centerline of State Route 38, **North 16° 33' 20" West** a distance of **200.00 feet** to a point;

Thence, across said 26.716 acre tract with the following two new courses:

- 1) **South 89° 37' 13" East**, passing an iron pin and cap set at 31.74 feet, a total distance of **645.73 feet** to an iron pin and cap set;
- 2) **South 01° 00' 04" West** a distance of **197.69 feet** to an iron pin and cap set in the North line of said Anthony's 29.75 acre tract;

Thence, with the North line of said 29.75 acre tract, **North 88° 59' 56" West**, passing an iron pin and cap set at 555.37 feet, a total distance of **585.37 feet** returning to the **Point of Beginning**, containing **2.7464 Acres** more or less.

Bearings are based on the centerline of Broad Street (South 89° 50' East) as shown on Slide # 96 and #97, Counts Addition.

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 of 2019 by James R. Cottrill, PS registration #6858. (Job #S190507-2-7464)



James R. Cottrill

James R. Cottrill, PS