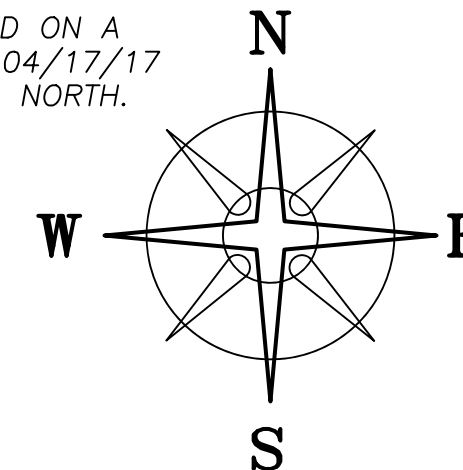


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 04/17/17
WGS 1984 GEODETIC NORTH.



POB
N=715054.84'
E=1685975.97'

JEFFORY A SMITH, ETAL
DB 292 P 580
4.4506 ACRES
PLAT 117-92

DEED REFERENCE
SHIRLEY ANN WATKINS (1/2) &
DAVID A & SHIRLEY ANN WATKINS, JT LIVES (1/2)
OR 332 PG 1365
① PARCEL No. 24-00930.000
125.1024 ACRES

**1.9472±
ACRES**
1.7123± NET ACRES

6.5526± ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
 - △ R/W MONUMENT (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS7759" (FOUND)
 - ⊕ 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "XYZ" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

ROBERT J & DAWN M FRALICK
OR 69 P 316
149.835 ORIGINAL ACRES
102.9662 RESIDUAL ACRES

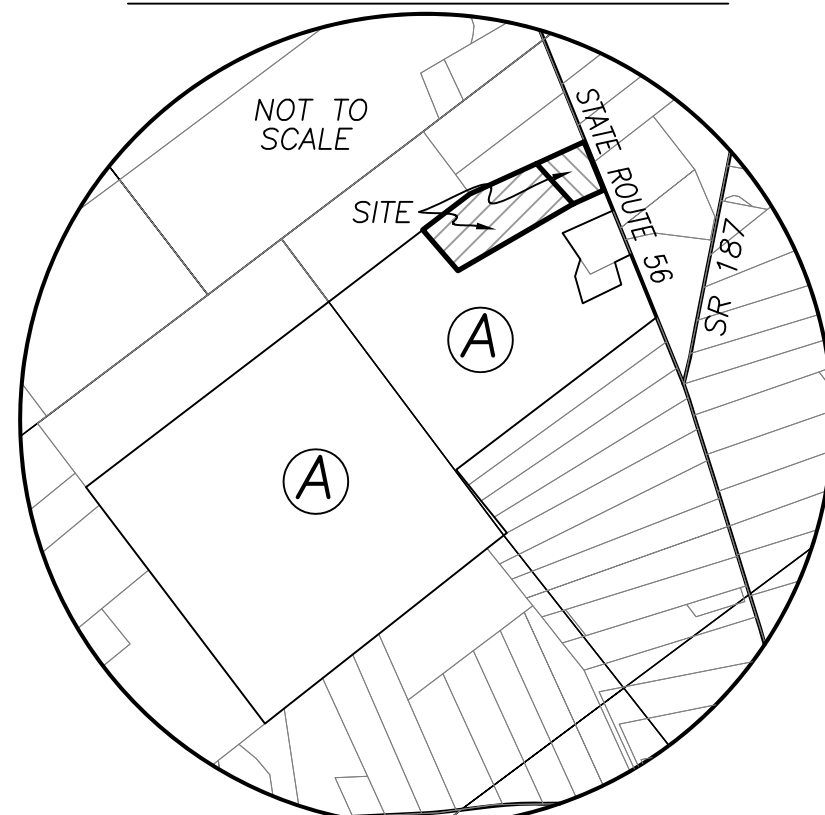
IPC BEARS
N 37°58'49" W
43.67'

NORTH FORK
DEER CREEK

STATE ROUTE 56 (60'R/W)

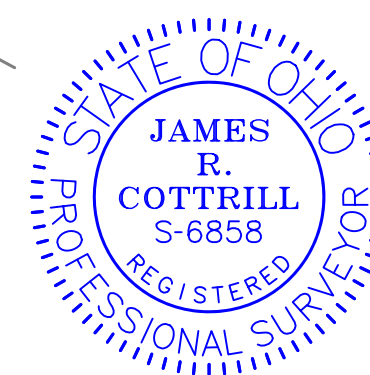
STATE ROUTE 187 (60'R/W)

LOCATION MAP



NOTE

THE 6.5526 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO ADJOINING 1.9472 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: 04/26/2019

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

1.9472± & 6.5526± ACRES
VMS 4126, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WATKINSON.

SCALE : 1" = 100'
100' 50' 0 100'

JOB No. S190403	CREW:	MW
SURVEYED	DWN BY:	NC
DRAWN 04/2019	CHECK:	RC

COTTRILL SURVEYING, INC

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

1.9472 Acre Tract Surveyed for Watkinson

The following described 1.9472 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4126, and being part of a 125.1024 acre tract (Parcel 24-00930.000) conveyed to Shirley Ann Watkins (1/2) and David A and Shirley Ann Watkins, Joint Lives (1/2) by Official Record 332 page 1365, and being more particularly described as follows:

Beginning at a Mag Nail set in the centerline of State Route 56 (60 feet right-of-way) at the Southeast corner of a 4.4506 acre tract conveyed to Jeffory A Smith, et. al. by Deed Book 292 page 580 and the Northeast corner of said 125.1024 acre tract, said mag nail bears North 22° 47' 32" West a distance of 1606.71 feet from a monument box found at the centerline intersection of State Route 56 and State Route 187 (60 feet right-of-way); Thence, with the centerline of State Route 56, **South 22° 47' 32" East** a distance of **321.08 feet** to a point;

Thence, across said 125.1024 acre tract with the following two new courses:

- 1) **South 65° 09' 39" West**, passing an iron pin and cap set at 30.15 feet, a total distance of **207.04 feet** to an iron pin and cap set;
- 2) **North 42° 52' 21" West** a distance of **336.05 feet** to an iron pin and cap set in the Southeast line of said Smith's 4.4506 acre tract;

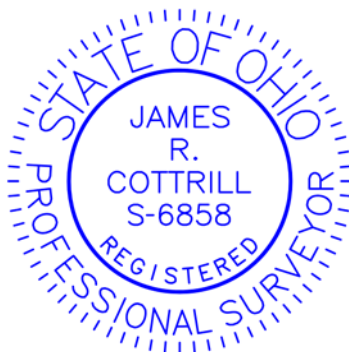
Thence, with the Southeast line of said 4.4506 acre tract, **North 64° 55' 28" East**, passing an iron pin and cap previously set at 291.36 feet, a total distance of **322.54 feet** returning to the **Point of Beginning**, containing **1.9472 Acres** more or less.

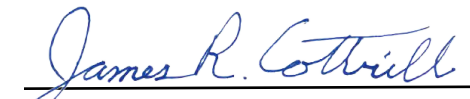
Bearings are based on a GPS observation on April 17, 2017, WGS 1984 Geodetic North.

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 April 25, 2019 by James R. Cottrill, PS registration #6858. (Job #S190403-1-9472)




James R. Cottrill, PS

COTTRILL SURVEYING, INC

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

6.5526 Acre Tract Surveyed for Watkinson

The following described 6.5526 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4126, and being part of a 125.1024 acre tract (Parcel 24-00930.000) conveyed to Shirley Ann Watkins (1/2) and David A and Shirley Ann Watkins, Joint Lives (1/2) by Official Record 332 page 1365, and being more particularly described as follows:

Commencing at a Mag Nail set in the centerline of State Route 56 (60 feet right-of-way) at the Southeast corner of a 4.4506 acre tract conveyed to Jeffory A Smith, et. al. by Deed Book 292 page 580 and the Northeast corner of said 125.1024 acre tract, said mag nail bears North 22° 47' 32" West a distance of 1606.71 feet from a monument box found at the centerline intersection of State Route 56 and State Route 187 (60 feet right-of-way);

Thence, with the Southeast line of said 4.4506 acre tract, South 64° 55' 28" West a distance of 322.54 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, across said 125.1024 acre tract with the following three new courses:

- 1) **South 42° 52' 21" East** a distance of **336.05 feet** to an iron pin and cap set;
- 2) **South 59° 21' 57" West** a distance of **820.68 feet** to an iron pin and cap set;
- 3) **North 41° 25' 56" West** a distance of **331.85 feet** to an iron pin and cap set in the Southeast line of a 149.835 acre tract conveyed to Robert J and Dawn M Fralick by Official Record 69 page 316;

Thence, with the Southeast line of said 149.835 acre tract, **North 52° 05' 13" East** a distance of **364.77 feet** to the Southwest corner of said Smith's 4.4506 acre tract, from said corner an iron pin and cap previously set bears North 37° 58' 49" West a distance of 43.67 feet;

Thence, with the Southeast line of said 4.4506 acre tract, **North 64° 55' 28" East**, passing an iron pin and cap previously set at 251.76 feet, a total distance of **451.91 feet** returning to the **True Point of Beginning**, containing **6.5526 Acres** more or less.

Bearings are based on a GPS observation on April 17, 2017, WGS 1984 Geodetic North.


The hereinabove described 6.5526 acre tract is to become part of and contingent to a 1.9472 acre tract described separately and shown more particularly on accompanying plat.

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 April 25, 2019 by James R. Cottrill, PS registration #6858. (Job #S190403-6-5562)




James R. Cottrill, PS