

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 04/14/20
WGS 1984 GEODETIC NORTH.

DEED REFERENCE

MAHASSINE SAAD &
AHMED FRAM, JT LIVES
OR 344 PG 827
PARCEL No.17-00625.000
Ⓐ 11.09 ACRES

11.1302±
ACRES
Ⓐ

MICHAEL L & TERRI L SHARP, JT LIVES
OR 256 PG 1263
25.013 ACRES

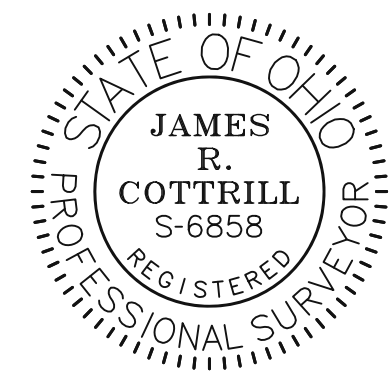
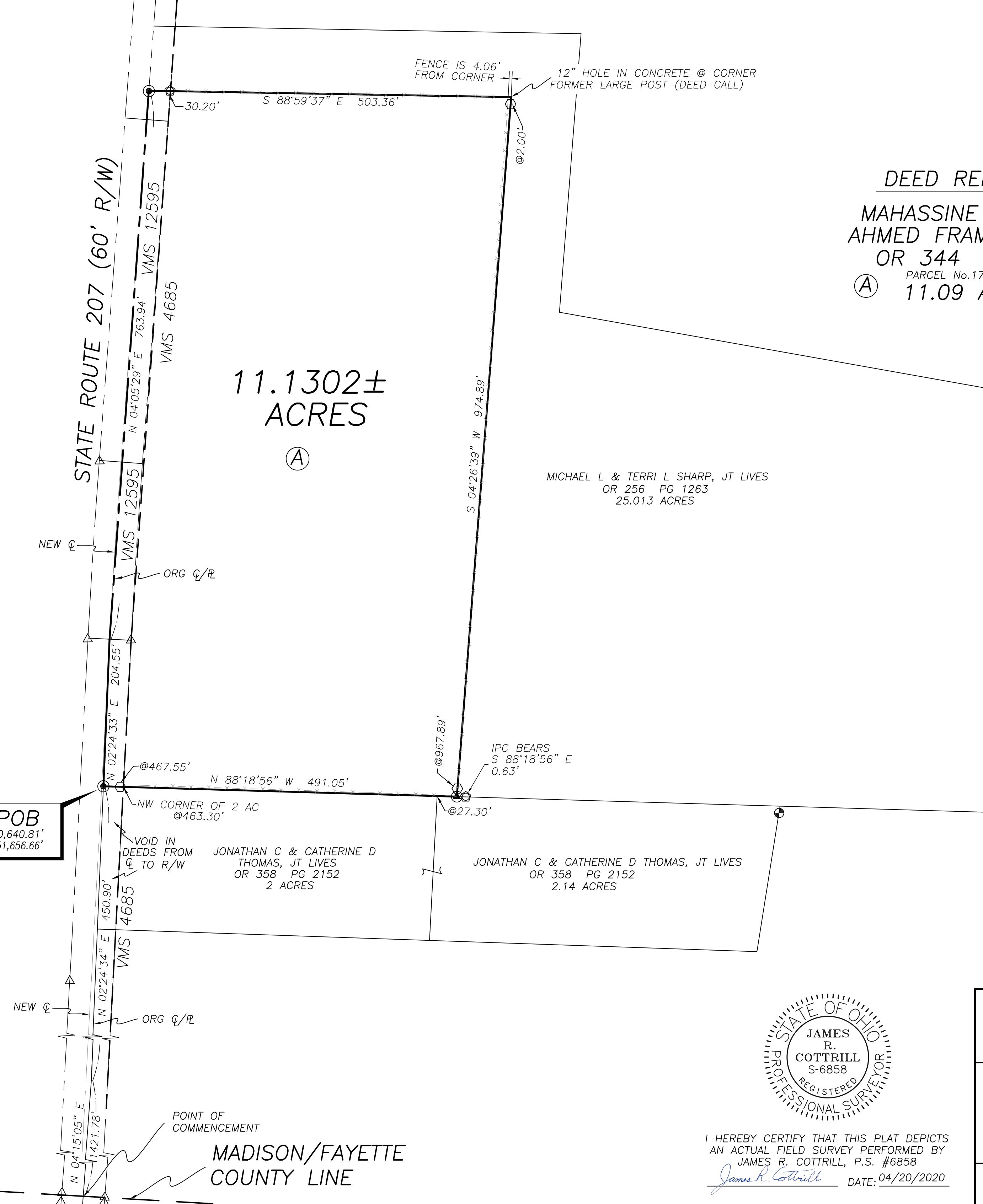
NOTE

ODOT RIGHT-OF-WAY DRAWINGS
SHEET 2 OF 3

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ 8" WOOD FENCE POST (FOUND) LAYING OVER
 - △ R/W MONUMENT FOUND
 - MAG NAIL (SET)
 - ⊕ 1/2" Ø REBAR & RED PLASTIC
CAP STAMPED "S-7081" (FOUND)
 - ⊕ 5/8" Ø REBAR & RED PLASTIC
CAP STAMPED "MCCARTY & ASSOC." (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

TPOB
N: 620,640.81'
E: 1,751,656.66'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 04/20/2020

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

**11.1302± ACRES,
VMS 4685 & 12595, PLEASANT TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SAAD**

SCALE : 1" = 100'	JOB No. S200404	CREW: MW
100' 50' 0 100'	SURVEYED 04/2020	DWN BY: RC
	DRAWN 04/2020	CHECK: RC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

11.1302 Acre Tract Surveyed for Saad

The following described 11.1302 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 4685 and 12595, being all of a 11.09 acre tract (Parcel 17-00625.000) conveyed to Mahassine Saad and Ahmen Fram, Joint Lives by Official Record 344 page 827, and being more particularly described as follows:

Commencing at the intersection of the centerline of State Route 207 (60 feet right-of-way) with the Madison/Fayette County line;

Thence, along the original centerline of State Route 207 with the following two courses:

- 1) North 04° 15' 05" East a distance of 1421.78 feet to a point;
- 2) North 02° 24' 34" East a distance of 450.90 feet to a mag nail set in the original centerline of State Route 207 at the Southwest corner of hereon described 11.1302 acre tract and being the **True Point of Beginning**;

Thence, continuing with the original centerline of State Route 207 with the following two courses:

- 1) **North 02° 24' 33" East** a distance of **204.55 feet** to a point of intersection between the new and original centerline of State Route 207, being the P.C. of the new centerline;
- 2) leaving the new and continuing with the original centerline, **North 04° 05' 29" East** a distance of **763.94 feet** to a mag nail set at a corner to a 25.013 acre tract conveyed to Michael L and Terri L Sharp, Joint Lives by Official Record 256 page 1263 and being at an intersection of the new and original centerlines;

Thence with said 25.013 acre tract with the following two courses:

- 1) **South 88° 59' 37" East**, passing a 1/2 inch diameter rebar and red plastic cap stamped "S-7081" found at 30.20 feet, a total distance of **503.36 feet** to a 12 inch diameter hole in concrete (formerly a large post);
- 2) **South 04° 26' 39" West**, passing iron pin and caps set at 2.00 feet and 967.89 feet, a total distance of **974.89 feet** to an 8 inch diameter wood fence post found (laying over) in the North line of a 2.14 acre tract conveyed to Jonathan C and Catherine D Thomas, Joint Lives by Official Record 358 page 2152;

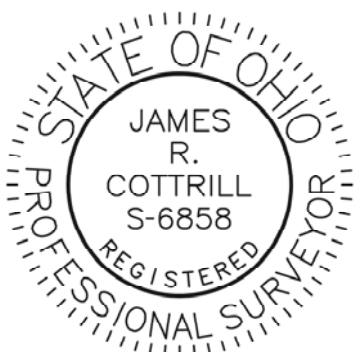
Thence, with the North line of said 2.14 acre tract, **North 88° 18' 56" West**, passing the Northeast corner of a 2 acre tract conveyed to Jonathan C and Catherine D Thomas, Joint Lives by Official Record 358 page 2152 at 27.30 feet, passing the Northwest corner of said 2 acre tract and the line between VMS 4685 and 12595 at 463.30 feet, passing an iron pin and cap set at 467.55 feet, a total distance of **491.05 feet** returning to the **True Point of Beginning**, containing **11.1302 Acres** more or less.

Bearings are based on a GPS observation on April 14, 2020, 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 14, 2020 by James R. Cottrill, PS registration #6858. (Job #S200404-11.1302)




James R. Cottrill, PS #6858