

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 03/19/15
WGS 1984 GEODETIC NORTH.

JEFFREY & CYNTHIA A KEARFOTT, JT LVIES
53.522 ACRES
DB 296 P 179

KELLY BREECE
OR 360 P 395
5.944 AC.

JEFFREY & CYNTHIA A KEARFOTT, JT LVIES
53.522 ACRES
DB 296 P 179

J MICHAEL & BRENDA J FITCH
OR 123 P 939
54-89

3.2067 ACRES

VMS 4200
VMS 4424

3.2067 ACRES

MARKLEY ROAD

US ROUTE 40

POTEE ROAD

65+52.02

W. BOUND LANE
IRON PIN FOUND

DEER CREEK

DEER CREEK

(NO R/W WIDTH LISTED)

(TWP. RD. 105)

4.1778± ACRES

4.7140± ACRES

2.7160± ACRES

3.2452± ACRES

2.7373± ACRES

4.2228± ACRES

TPOB
N=703272.85'
E=1681083.60'

DEED REFERENCE
CARL L & SANDRA L ROBERTS, CO TRUSTEES
OF THE CARL ROBERTS FAMILY TRUST
OR 301 PG 1587
Ⓐ 21.8283 ACRES
PARCEL No. 24-01190.001

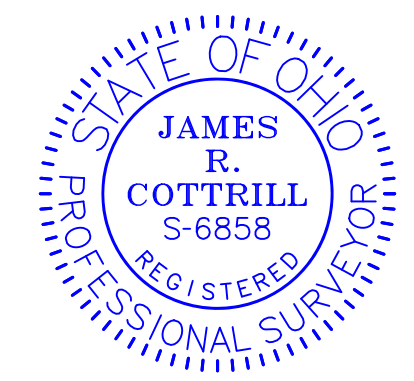
LEGEND

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

- Ⓢ 3/4" T-BAR & CAP (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 3/4" I.D. IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FOUND)
- ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

******NOTE******

ALL BUILDINGS TO BE REMOVED
4.1778 ACRE TRACT IS TO BECOME PART
OF AND CONTINGENT TO 3.2452 ACRE TRACT
4.7140 ACRE TRACT IS TO BECOME PART
OF AND CONTINGENT TO 2.7373 ACRE TRACT
2.7160 ACRE TRACT IS TO BECOME PART
OF AND CONTINGENT TO 4.2228 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: 08/03/20

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

TRACT SPLIT,
VMS 4200 & 4424, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ROBERTS

SCALE : 1" = 150'	JOB No. S200628	CREW: MW
150' 75' 0 150'	SURVEYED 07/2020	DWN BY: NC
	DRAWN 07/2020	CHECK: NC

COTTRILL SURVEYING, INC

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

4.2228 Acre Tract Surveyed for Roberts

The following described 4.2228 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4200 and 4424, being part of a 21.8283 acre tract (Parcel 24-01190.001) conveyed to Carl L and Sandra L Roberts, Co-Trustees of the Carl Roberts Family Trust by Official Record 301 page 1587, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of the westbound lane of US Route 40 with Markley Road (Township Road 105, no right-of-way width listed);

Thence, with the centerline of Markley Road, with the following three courses:

- 1) South 50° 36' 05" West a distance of 3624.77 feet to a 3/4 inch T-bar and cap found at the East corner of said 21.8283 acre tract, being in the line between VMS 4200 and 4424;
- 2) South 14° 25' 52" West a distance of 670.54 feet to a railroad spike found;
- 3) South 47° 31' 15" West a distance of 186.05 feet to a railroad spike found at the East corner of a 3.2067 acre tract conveyed to J Michael and Brenda J Fitch by Official Record 123 page 939, the Southeast corner of a 53.522 acre tract conveyed to Jeffrey and Cynthia A Kearfott, Joint Lives by Deed Book 296 page 179, and the South corner of said 21.8283 acre tract, and being the **True Point of Beginning**;

Thence, with the Northeast line of said 53.522 acre tract, **North 36° 59' 42" West**, passing iron pin and caps set at 26.73 and 287.60 feet, a total distance of **725.49 feet** to an iron pin and cap set;

Thence, across said 21.8283 acre tract with the following two new courses:

- 1) **North 48° 06' 10" East** a distance of **250.82 feet** to a point;
- 2) **South 38° 07' 04" East**, passing iron pin and caps set at 20.58 feet and 645.21 feet, a total distance of **667.23 feet** to a mag nail set in the centerline of Markley Road;

Thence, continuing with Markley Road with the following two courses:

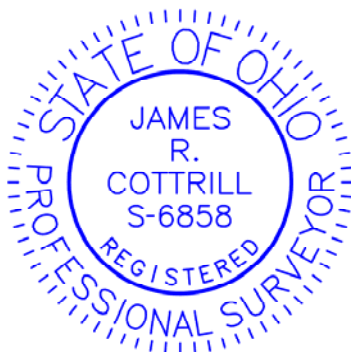
- 1) **South 14° 25' 52" West** a distance of **99.50 feet** to a railroad spike found;
- 2) **South 47° 31' 15" West distance of 186.05 feet** returning to the **True Point of Beginning**, containing **4.2228 Acres** more or less.


Bearings are based on a GPS observation on March 19, 2015, 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 Surveying."

This description is based on a field survey performed July of 2020 by James R. Cottrill, PS registration #6858. (Job #S200628-4.2228)




James R. Cottrill, PS #6858

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2.7160 Acre Tract Surveyed for Roberts

The following described 2.7160 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4200, being part of a 21.8283 acre tract (Parcel 24-01190.001) conveyed to Carl L and Sandra L Roberts, Co-Trustees of the Carl Roberts Family Trust by Official Record 301 page 1587, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of the westbound lane of US Route 40 with Markley Road (Township Road 105, no right-of-way width listed);

Thence, with the centerline of Markley Road, with the following three courses:

- 1) South 50° 36' 05" West a distance of 3624.77 feet to a 3/4 inch T-bar and cap found at the East corner of said 21.8283 acre tract, being in the line between VMS 4200 and 4424;
- 2) South 14° 25' 52" West a distance of 670.54 feet to a railroad spike found;
- 3) South 47° 31' 15" West a distance of 186.05 feet to a railroad spike found at the East corner of a 3.2067 acre tract conveyed to J Michael and Brenda J Fitch by Official Record 123 page 939, the Southeast corner of a 53.522 acre tract conveyed to Jeffrey and Cynthia A Kearfott, Joint Lives by Deed Book 296 page 179, and the South corner of said 21.8283 acre tract;

Thence, with the Northeast line of said 53.522 acre tract, North 36° 59' 42" West, passing iron pin and caps set at 26.73 and 287.60 feet, a total distance of 725.49 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, continuing with said 53.522 acre tract with the following two courses:

- 1) **North 36° 59' 42" West** a distance of **513.66 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found;
- 2) **North 62° 48' 28" East** a distance of **244.65 feet** to an iron pin and cap set;

Thence, across said 21.8283 acre tract with the following two new courses:

- 1) **South 38° 07' 04" East** a distance of **450.66 feet** to a point, from which an iron pin and cap set bears South 38° 07' 04" East a distance of 20.58 feet;
- 2) **South 48° 06' 10" West** a distance of **250.82 feet** returning to the **True Point of Beginning**, containing **2.7160 Acres** more or less.

Bearings are based on a GPS observation on March 19, 2015, WGS 1984 Geodetic North.

The hereinabove described 2.7160 acre tract is to become part of and contingent to a 4.2228 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 Surveying."

This description is based on a field survey performed July of 2020 by James R. Cottrill, PS registration #6858. (Job #S200628-2.7160)




James R. Cottrill, PS #6858

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2.7373 Acre Tract Surveyed for Roberts

The following described 2.7373 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4200 and 4424, being part of a 21.8283 acre tract (Parcel 24-01190.001) conveyed to Carl L and Sandra L Roberts, Co-Trustees of the Carl Roberts Family Trust by Official Record 301 page 1587, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of the westbound lane of US Route 40 with Markley Road (Township Road 105, no right-of-way width listed);

Thence, with the centerline of Markley Road with the following two courses:

- 1) South 50° 36' 05" West a distance of 3624.77 feet to a 3/4 inch T-bar and cap found at the South corner of a 5.944 acre tract conveyed to Kelly Breece by Official Record 360 page 395 and the East corner of said 21.8283 acre tract, being in the line between VMS 4200 and 4424;
- 2) South 14° 25' 52" West a distance of 285.52 feet to a mag nail set at the **True Point of Beginning**;

Thence, continuing with Markley Road, **South 14° 25' 52" West** a distance of **285.52 feet** to a mag nail set;

Thence, across said 21.8283 acre tract with the following four new courses:

- 1) **North 38° 07' 04" West**, passing iron pin and caps set at 22.02 feet and 646.65 feet, a total distance of **667.23 feet** to a point;
- 2) **North 48° 06' 10" East** a distance of **265.93 feet** to an iron pin and cap set;
- 3) **South 08° 34' 54" East** distance of **218.57 feet** to an iron pin and cap set;
- 4) **South 50° 15' 41" East**, passing an iron pin and cap set at 310.33 feet, a total distance of **328.32 feet** returning to the **True Point of Beginning**, containing **2.7373 Acres** more or less.


Bearings are based on a GPS observation on March 19, 2015, 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 Surveying."

This description is based on a field survey performed July of 2020 by James R. Cottrill, PS registration #6858. (Job #S200628-2.7373)




James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

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4.7140 Acre Tract Surveyed for Roberts

The following described 4.7140 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4200, being part of a 21.8283 acre tract (Parcel 24-01190.001) conveyed to Carl L and Sandra L Roberts, Co-Trustees of the Carl Roberts Family Trust by Official Record 301 page 1587, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of the westbound lane of US Route 40 with Markley Road (Township Road 105, no right-of-way width listed);

Thence, with the centerline of Markley Road with the following two courses:

- 1) South 50° 36' 05" West a distance of 3624.77 feet to a 3/4 inch T-bar and cap found at the South corner of a 5.944 acre tract conveyed to Kelly Breece by Official Record 360 page 395 and the East corner of said 21.8283 acre tract, being in the line between VMS 4200 and 4424;
- 2) South 14° 25' 52" West a distance of 571.04 feet to a mag nail set

Thence, across said 21.8283 acre tract, North 38° 07' 04" West, passing iron pin and caps set at 22.02 feet and 646.65 feet, a total distance of 1117.89 feet to an iron pin and cap set in the Southeast line of a 53.522 acre tract conveyed to Jeffrey and Cynthia A Kearfott, Joint Lives by Deed Book 296 page 179 and being the **True Point of Beginning**;

Thence, with said 53.522 acre tract with the following three courses:

- 1) **North 62° 48' 28" East** a distance of **244.65 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found;
- 2) **North 21° 11' 24" West** a distance of **204.80 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found;
- 3) **North 52° 28' 29" East** a distance of **293.95 feet** to an iron pin and cap set;

Thence, across said 21.8283 acre tract with the following three new courses:

- 1) **South 08° 34' 54" East** a distance of **666.22 feet** to an iron pin and cap set;
- 2) **South 48° 06' 10" West** a distance of **265.93 feet** to a point, from which an iron pin and cap set bears South 38° 07' 04" East a distance of 20.58 feet;
- 3) **North 38° 07' 04" West** distance of **450.66 feet** returning to the **True Point of Beginning**, containing **4.7140 Acres** more or less.

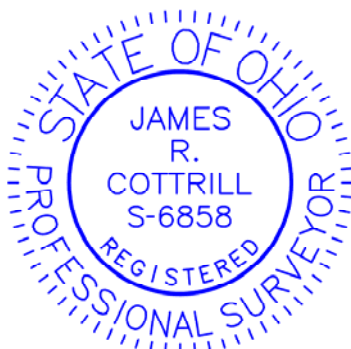
Bearings are based on a GPS observation on March 19, 2015, WGS 1984 Geodetic North.

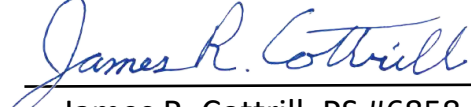
The hereinabove described 4.7140 acre tract is to become part of and contingent to a 2.7373 acre tract described separately and shown more particularly on accompanying plat.

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 Surveying."

This description is based on a field survey performed July of 2020 by James R. Cottrill, PS registration #6858. (Job #S200628-4.7140)




James R. Cottrill, PS #6858

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3.2452 Acre Tract Surveyed for Roberts

The following described 3.2452 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4200 and 4424, being part of a 21.8283 acre tract (Parcel 24-01190.001) conveyed to Carl L and Sandra L Roberts, Co-Trustees of the Carl Roberts Family Trust by Official Record 301 page 1587, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of the westbound lane of US Route 40 with Markley Road (Township Road 105, no right-of-way width listed);

Thence, with the centerline of Markley Road, South 50° 36' 05" West a distance of 3624.77 feet to a 3/4 inch T-bar and cap found at the South corner of a 5.944 acre tract conveyed to Kelly Breece by Official Record 360 page 395 and the East corner of said 21.8283 acre tract, being in the line between VMS 4200 and 4424, and being the **True Point of Beginning**;

Thence, continuing with the centerline of Markley Road, **South 14° 25' 52" West** a distance of **285.52 feet** to a mag nail set;

Thence, across said 21.8283 acre tract with the following three new courses:

- 1) **North 50° 15' 41" West**, passing an iron pin and cap set at 17.99 feet, a total distance of **328.32 feet** to an iron pin and cap set;
- 2) **North 08° 34' 54" West** distance of **218.52 feet** to an iron pin and cap set;
- 3) **North 48° 06' 10" East** a distance of **360.45 feet** to an iron pin and cap set in the West line of said Breece's 5.944 acre tract;

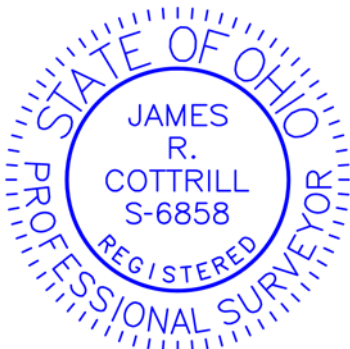
Thence, with the West line of said 5.944 acre tract, **South 12° 42' 04" East** a distance of **400.00 feet** returning to the **True Point of Beginning**, containing **3.2452 Acres** more or less.

Bearings are based on a GPS observation on March 19, 2015, 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 Surveying."

This description is based on a field survey performed July of 2020 by James R. Cottrill, PS registration #6858. (Job #S200628-3.2452)




James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

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4.1778 Acre Tract Surveyed for Roberts

The following described 4.1778 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4200, being part of a 21.8283 acre tract (Parcel 24-01190.001) conveyed to Carl L and Sandra L Roberts, Co-Trustees of the Carl Roberts Family Trust by Official Record 301 page 1587, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of the westbound lane of US Route 40 with Markley Road (Township Road 105, no right-of-way width listed);

Thence, with the centerline of Markley Road, South 50° 36' 05" West a distance of 3624.77 feet to a 3/4 inch T-bar and cap found at the South corner of a 5.944 acre tract conveyed to Kelly Breece by Official Record 360 page 395 and the East corner of said 21.8283 acre tract, being in the line between VMS 4200 and 4424;

Thence, with the West line of said 5.944 acre tract, North 12° 42' 04" East a distance of 400.00 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, across said 21.8283 acre tract with the following two new courses:

- 1) **South 48° 06' 10" West** distance of **360.45 feet** to an iron pin and cap set;
- 2) **North 08° 34' 54" West** distance of **666.22 feet** to an iron pin and cap set in the Southeast line of a 53.522 acre tract conveyed to Jeffrey and Cynthia A Kearfott, Joint Lives by Deed Book 296 page 179;

Thence, with the Southeast line of said 53.522 acre tract, **North 52° 28' 29" East** a distance of **293.95 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found in the West line of said Breece's 5.944 acre tract;

Thence, with the West line of said 5.944 acre tract, **South 12° 42' 04" East** a distance of **612.08 feet** returning to the **True Point of Beginning**, containing **4.1778 Acres** more or less.

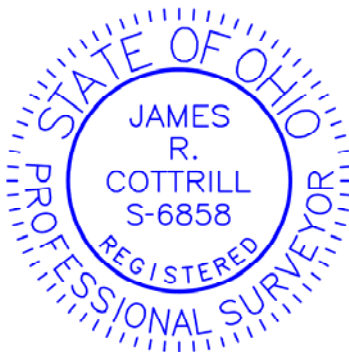
Bearings are based on a GPS observation on March 19, 2015, WGS 1984 Geodetic North.


The hereinabove described 4.1778 acre tract is to become part of and contingent to a 3.2452 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 Surveying."

This description is based on a field survey performed July of 2020 by James R. Cottrill, PS registration #6858. (Job #S200628-4.1778)




James R. Cottrill, PS #6858