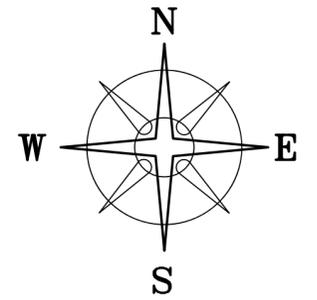


BEARINGS BASED ON THE  $\bar{C}$  OF OLMSTEAD ROAD  
(S 24°26'32"E) AS DESCRIBED IN D.B. 278, PG. 514.



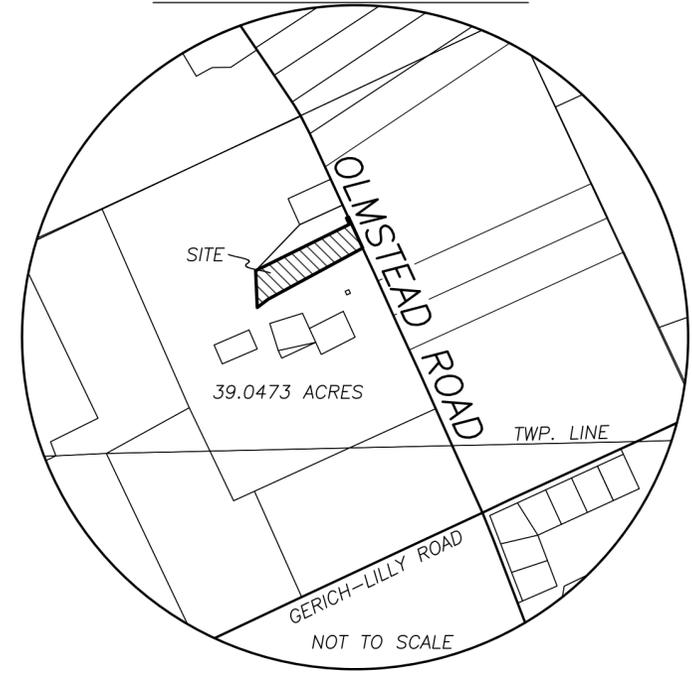
LINE	BEARING	DISTANCE
L1	N 25°00'39" W	80.42'
L2	N 64°59'21" E	25.00'
L3	N 25°00'39" W	50.00'

N=695377.328'  
E=1754988.903'

TIMOTHY J & CARA E  
CAHILL, JT LIVES  
OR 53 P 699  
0.861 ACRES

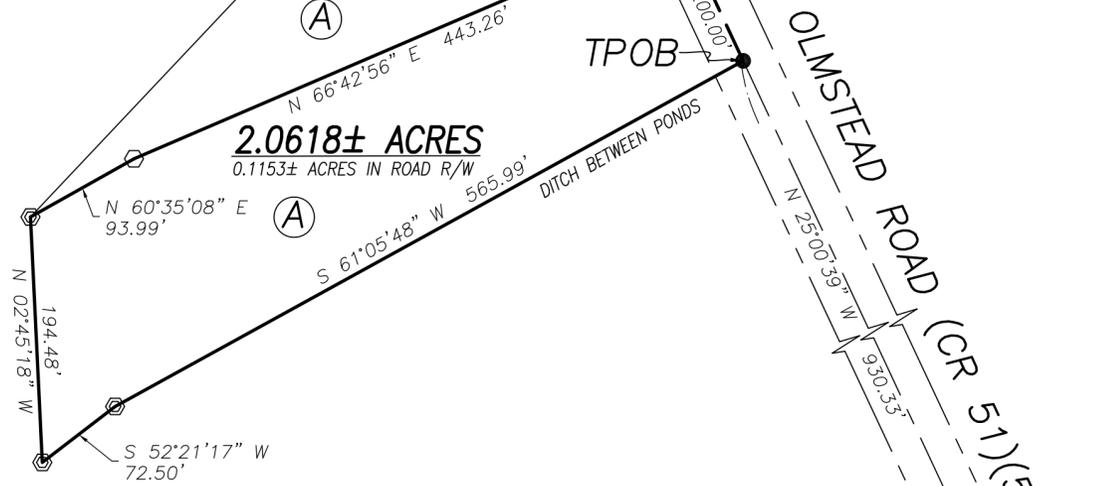
**DEED REFERENCE**  
SYLVIA J SCHNEIDER, TRUSTEE  
OF THE SYLVIA J SCHNEIDER TRUST  
OR 348 PG 788  
Ⓐ 3.1640 ACRES  
PARCEL No. 08-00588.000

**LOCATION MAP**



SYLVIA J SCHNEIDER, TRUSTEE  
OF THE SYLVIA J SCHNEIDER TRUST  
OR 348 PG 788  
39.0473 ACRES

**2.0618± ACRES**  
0.1153± ACRES IN ROAD R/W

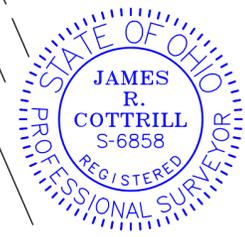


GERICH-LILLY ROAD (CR 52)(40'R/W)

OLMSTEAD ROAD (CR 51)(50'R/W)

**LEGEND**

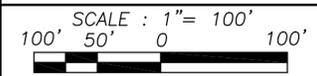
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 1/2"  $\phi$  IRON PIPE (FOUND)
  - 5/8"  $\phi$  IRON PIN (FOUND)
  - ⊠ NEW MONUMENT BOX (FOUND)
  - RAIL ROAD SPIKE (FOUND)
  - ⊞ MAG NAIL SET OVER RRS FOUND
  - ⊙ MAG NAIL (FOUND)
  - ⬡ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - ⊙ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 05/21/20

**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

**2.0618± ACRES,**  
VMS 6570, JEFFERSON TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR SYLVIA SCHNEIDER



JOB No. S200301 CREW: MW  
SURVEYED 05/19/20 DWN BY: RC  
DRAWN 05/20/20 CHECK: NC

# COTTRILL SURVEYING, INC

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

## 2.0618 Acre Tract Surveyed for Sylvia Schneider

The following described 2.0618 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6570, being part of a 3.1640 acre tract (Parcel 08-00588.000) conveyed to Sylvia J Schneider, Trustee of the Sylvia J Schneider Trust by Official Record 348 page 788, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Olmstead Road (County Road 51, 50 feet right-of-way) and Gerich-Lilly Road (County Road 52, 40 feet right-of-way);

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

- 1) North 24° 26' 32" West a distance of 600.93 feet to a 1/2 inch diameter iron pipe found;
- 2) North 25° 00' 39" West a distance of 930.33 feet to a railroad spike found at a corner to a 39.0473 acre tract conveyed to Sylvia J Schneider, Trustee of the Sylvia J Schneider Trust by Official Record 348 page 788, the East corner of said 3.1640 acre tract and being the **True Point of Beginning**;

Thence, with the lines between said 39.0473 acre and 3.1640 acre tracts with the following three courses:

- 1) **South 61° 05' 48" West** a distance of **565.99 feet** to an iron pin and cap previously set;
- 2) **South 52° 21' 17" West** a distance of **72.50 feet** to an iron pin and cap previously set;
- 3) **North 02° 45' 18" West** a distance of **194.48 feet** to an iron pin and cap previously set;

Thence, across said 3.1640 acre tract with the following four new courses:

- 1) **North 60° 35' 08" East** a distance of **93.99 feet** to an iron pin and cap set;
- 2) **North 66° 42' 56" East** a distance of **443.26 feet** to an iron pin and cap set in the southwest right-of-way of Olmstead Road;
- 3) with said right-of-way, **North 25° 00' 39" West** a distance of **80.42 feet** to an iron pin and cap set;
- 4) leaving said right-of-way, **North 64° 59' 21" East** a distance of **25.00 feet** to a mag nail set over a railroad spike found in the centerline of Olmstead Road;

Thence, with the centerline of Olmstead Road, **South 25° 00' 39" East** a distance of **200.00 feet** returning to the **True Point of Beginning**, containing **2.0618 Acres** more or less.

Bearings are based on the centerline of Olmstead Road (South 24° 26' 32" East) as described in Deed Book 278 page 514.

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" and iron pins previously 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 2020 by James R. Cottrill, PS registration #6858. (Job #S200301-2.0618)



  
James R. Cottrill, PS #6858