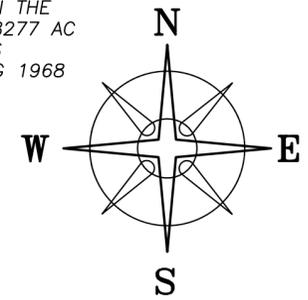


BEARINGS ARE BASED ON THE  
SW LINE OF BAUERLE'S 49.8277 AC  
TRACT (S 36°30'E) AS  
DESCRIBED IN VOL 108 PG 1968



**DEED REFERENCE**  
JAMES CHEW  
OR 383 PG 325  
PARCEL No. 24-01029.000  
Ⓐ 0.814 ACRES  
PLAT SO-SC

WILLIAM C BAUERLE, ETAL, TRUSTEES  
OR 251 P 76  
49.8277 ACRES

**LEGEND**

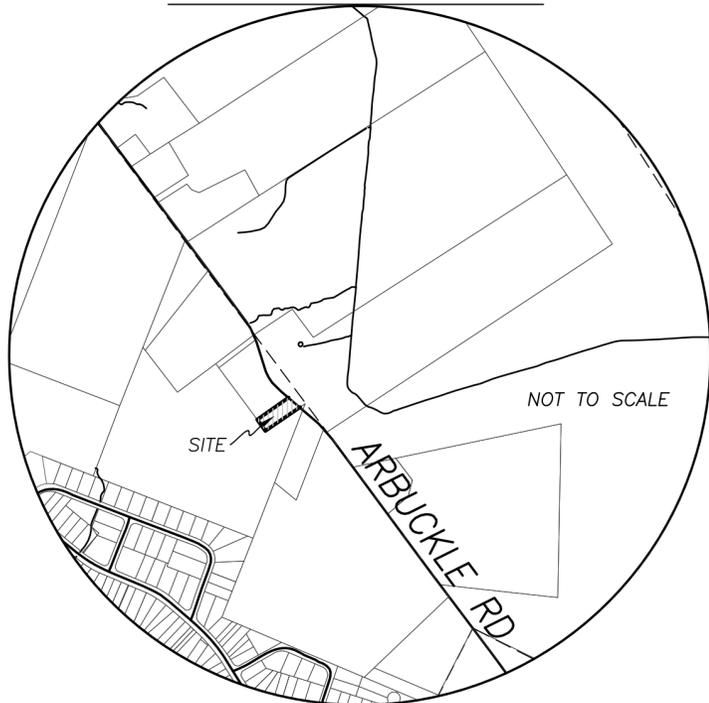
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ RECORDED STONE (FOUND)
  - RAILROAD SPIKE (FOUND)
  - 5/8"Ø REBAR (FOUND)
  - RAILROAD TIE FENCE POST (FOUND)
  - ⊙ MAG NAIL SET OVER IRON PIN (FOUND)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**POB**  
N=720814.60'  
E=1693374.01'

0.8143± ACRES  
Ⓐ

JAMES R & CATHERINE E KNEPP  
OR 336 P 2041  
30.75 ACRES

**LOCATION MAP**



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

*James R. Cottrill* DATE: 11/12/21

**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

**0.8143± ACRES,**  
**VMS 4125, SOMERFORD TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR JAMES CHEW**

SCALE : 1" = 50'	JOB No. S211108	CREW: MW
50' 25' 0 50'	SURVEYED 11/2021	DWN BY: NC
	DRAWN 11/2021	CHECK: NC

# COTTRILL SURVEYING, INC

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

## **0.8143 Acre Tract** *Surveyed for Chew*

The following described 0.8143 Acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 4125, being all of a 0.814 acre tract (Parcel 24-01029.000) conveyed to James Chew by Official Record 383 page 325, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found in the centerline of Arbuckle Road (County Road 110, 40 feet right-of-way) being a corner to a 49.8277 acre tract conveyed to William C Bauerle, etal, Trustees by Official Record 251 page 76 and the North corner of said 0.814 acre tract;

Thence, with the centerline of Arbuckle Road, **South 49° 58' 29" East** a distance of **118.85 feet** to a mag nail set over an iron pin found at the Northwest corner of a 30.75 acre tract conveyed to James R and Catherine E Knepp by Official Record 336 page 2041;

Thence, with said 30.75 acre tract with the following two courses:

- 1) **South 55° 24' 28" West**, passing a 5/8 inch diameter rebar found at 25.00 feet, a total distance of **331.21 feet** to a railroad tie fence post found;
- 2) **North 36° 30' 00" West** a distance of **108.75 feet** to an iron pin and cap set at the South corner of said Bauerle's 49.8277 acre tract;

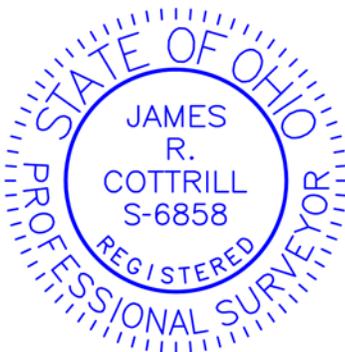
Thence, with the Southeast line of said 49.8277 acre tract, **North 54° 17' 35" East**, passing a 5/8 inch diameter rebar found at 278.36 feet, a total distance of **303.36 feet** returning to the **Point of Beginning**, containing **0.8143 Acres** more or less.

Bearings are based on the Southwest line of Bauerle's 49.8277 acre tract (South 36° 30' East) as described in Volume 108 page 1968.

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 November 10, 2021 by James R. Cottrill, PS registration #6858. (Job #S211108-0.8143)



  
James R. Cottrill, PS #6858