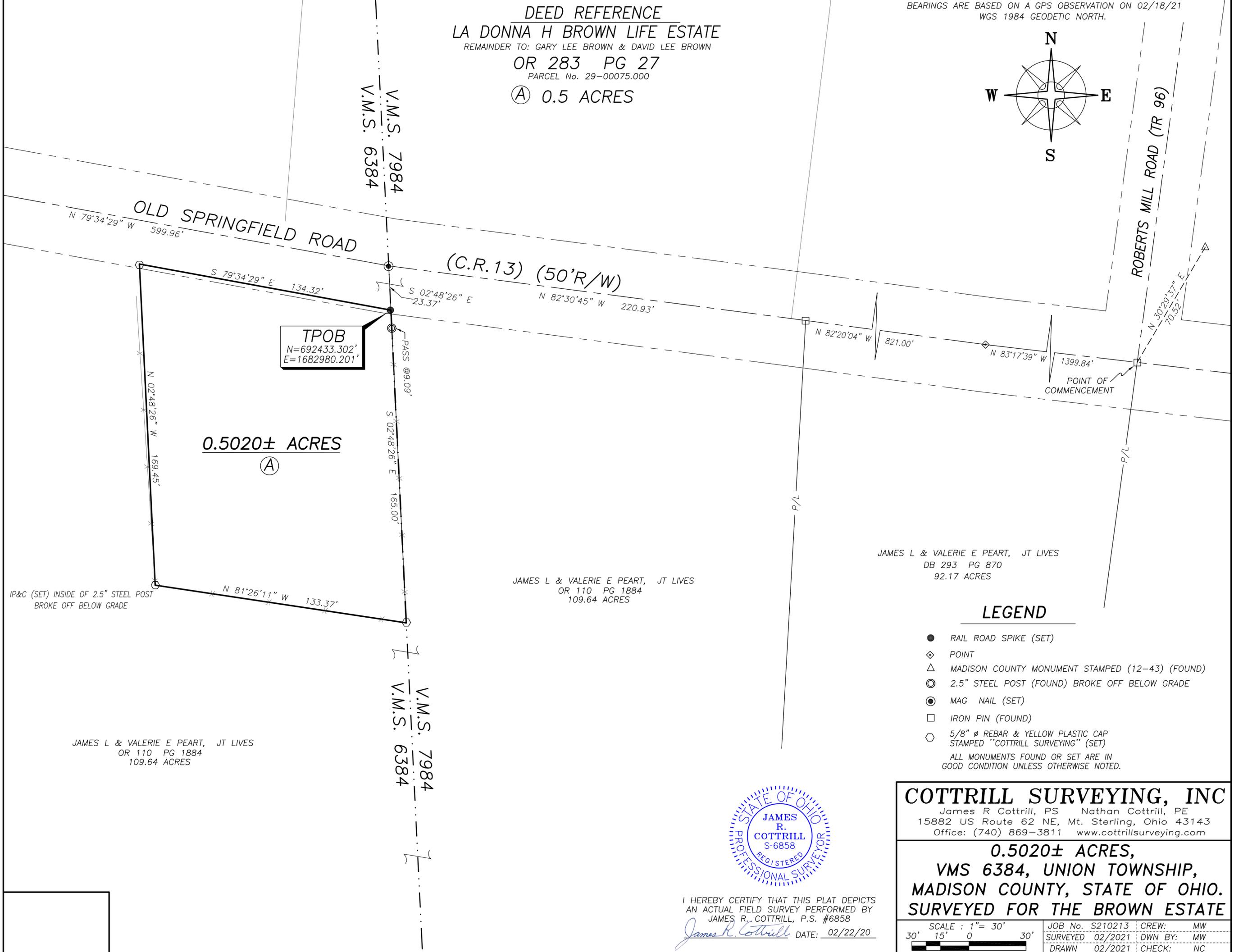
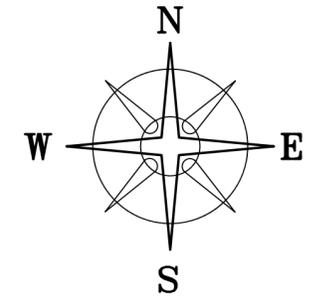


BEARINGS ARE BASED ON A GPS OBSERVATION ON 02/18/21
WGS 1984 GEODETIC NORTH.

DEED REFERENCE
LA DONNA H BROWN LIFE ESTATE
REMAINDER TO: GARY LEE BROWN & DAVID LEE BROWN
OR 283 PG 27
PARCEL No. 29-00075.000
(A) 0.5 ACRES



TPOB
N=692433.302'
E=1682980.201'

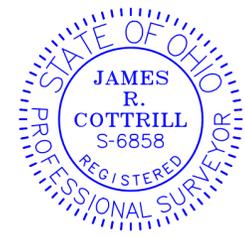
0.5020± ACRES
(A)

JAMES L & VALERIE E PEART, JT LIVES
OR 110 PG 1884
109.64 ACRES

JAMES L & VALERIE E PEART, JT LIVES
DB 293 PG 870
92.17 ACRES

LEGEND

- RAIL ROAD SPIKE (SET)
 - ◇ POINT
 - △ MADISON COUNTY MONUMENT STAMPED (12-43) (FOUND)
 - ⊙ 2.5" STEEL POST (FOUND) BROKE OFF BELOW GRADE
 - MAG NAIL (SET)
 - IRON PIN (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 02/22/20

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

0.5020± ACRES,
VMS 6384, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR THE BROWN ESTATE

SCALE : 1" = 30'	JOB No. S210213	CREW: MW
30' 15' 0 30'	SURVEYED 02/2021	DWN BY: MW
	DRAWN 02/2021	CHECK: NC

IP&C (SET) INSIDE OF 2.5" STEEL POST
BROKE OFF BELOW GRADE

JAMES L & VALERIE E PEART, JT LIVES
OR 110 PG 1884
109.64 ACRES



COTTRILL SURVEYING, INC

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

0.5020 Acre Tract Surveyed for Brown Estate

The following described 0.5020 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 6384, being all of a 0.5 acre tract (Parcel 29-00075.000) conveyed to La Donna H Brown, Life Estate by Official Record 283 page 27, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Old Springfield Road (County Road 13, 50 feet right-of-way) and Roberts Mill Road (Township Road 96);

Thence, with the centerline of Old Springfield Road with the following three courses:

- 1) North 83° 17' 39" West a distance of 1399.84 feet to a point;
- 2) North 82° 20' 04" West a distance of 821.00 feet to an iron pin found at the Northeast corner of a 109.64 acre tract conveyed to James L and Valerie E Peart, Joint Lives by Official Record 110 page 1884; continuing with the North line of said 109.64 acre tract;
- 3) North 82° 30' 45" West a distance of 220.93 feet to a mag nail set at an angle point in said Road and in the line between VMS 7984 and 6384;

Thence, with said VMS line, South 02° 48' 26" East a distance of 23.37 feet to railroad spike set at the Northeast corner of said 0.5 acre tract and being the **True Point of Beginning**;

Thence, with said VMS line and the East line of said 0.5 acre tract, **South 02° 48' 26" East**, passing a 2.5 inch steel post found broken off at grade at 9.09 feet, a total distance of **165.00 feet** to an iron pin and cap set;

Thence, continuing around said 0.5 acre tract with the following three courses:

- 1) **North 81° 26' 11" West** a distance of **133.37 feet** to an iron pin and cap set inside of a 2.5 inch steel fence post found broken off at grade;
- 2) **North 02° 48' 26" West** a distance of **169.45 feet** to an iron pin and cap set;
- 3) with a line parallel to the centerline of Old Springfield Road, **South 79° 34' 29" East** a distance of **134.32 feet** returning to the **True Point of Beginning**, containing **0.5020 Acres** more or less.

Bearings are based on a GPS observation on February 18, 2021, 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 February 18, 2021 James R. Cottrill, PS registration #6858. (Job #S210213-0.5020)




James R. Cottrill, PS #6858