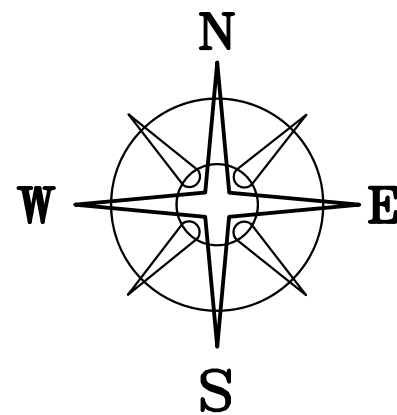


BEARINGS ARE BASED ON A GPS OBSERVATION ON 8/08/12  
WGS 1984 GEODETIC NORTH.



**NOTE**

0.9222± ACRE TRACT IS TO BECOME PART  
OF AND CONTINGENT TO THE ADJOINING  
1.8443 ACRE TRACT

**POB**  
N=653605.642'  
E=1725011.519'

MOORMAN ROAD (CR 69)(45'R/W)

TIMOTHY W A & MEGAN E  
HIRTH JT LIVES  
OR 352 PG 93  
1.8443 ACRES

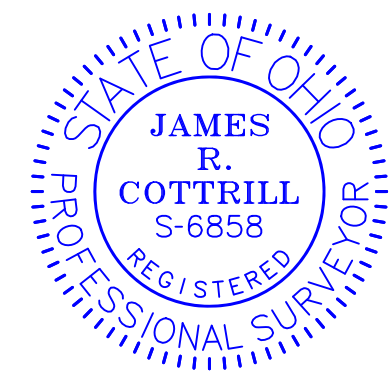
0.9222± ACRES

**DEED REFERENCE**  
HARRY G HIRTH  
REVOCABLE LIVING TRUST  
OR 215 PG 1232  
PARCEL No. 13-00014.002  
302.5914 ACRES

**LEGEND**

- △ MADISON COUNTY MONUMENT (05-034) (FOUND)
- 5/8"Ø REBAR SET OVER IRON PIN (FOUND)
- ⊙ MAG NAIL (PREVIOUSLY SET)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREV. SET)

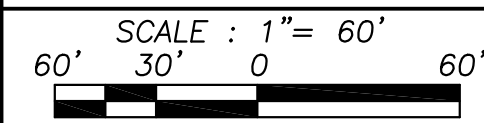
ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 4/15/2021

**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

**0.9222± ACRES, VMS 7625,  
OAK RUN TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR TIM HIRTH**



SCALE : 1" = 60'	JOB No. S210314	CREW: MW
60' 30' 0' 60'	SURVEYED 04/12/21	DWN BY: MW
	DRAWN 04/13/21	CHECK: RC

# COTTRILL SURVEYING, INC

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

## **0.9222 Acre Tract** *Surveyed for Tim Hirth*

The following described 0.9222 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 7625, being part of a 302.5914 acre tract (Parcel 13-00014.002) conveyed to Harry G Hirth Revocable Living Trust by Official Record 215 page 1232, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of Moorman Road (County Road 69, 45 feet right-of-way) at the West corner of a 1.8443 acre tract conveyed to Timothy W A and Megan E Hirth, Joint Lives by Official Record 352 page 93 in the North corner of said 302.5914 acre tract, said mag nail bears North 62° 59' 14" East a distance of 10332.99 feet from Madison County Monument 05-034;

Thence, with the Southwest line of said 1.8443 acre tract, **South 27° 00' 40" East**, passing an iron pin and cap previously set at 25.50 feet, a total distance of **401.70 feet** to an iron pin and cap previously set and buried 24 inches below grade;

Thence, across said 302.5914 acre tract with the following two new courses:

- 1) **South 63° 08' 36" West** a distance of **100.00 feet** to an iron pin and cap set and buried 24 inches below grade;
- 2) **North 27° 00' 40" West**, passing an iron pin and cap set at 379.20 feet, a total distance of **401.70 feet** to a mag nail set in the centerline of Moorman Road;

Thence, with the centerline of Moorman Road, **North 63° 08' 36" East** a distance of **100.00 feet** returning to the **Point of Beginning**, containing **0.9222 Acres** more or less.

Bearings are based on a GPS observation on August 8, 2012, WGS 1984 Geodetic North.

The hereinabove described 0.9222 acre tract is to become part of and contingent to said 1.8443 acre tract.

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 April 12, 2021 by James R. Cottrill, PS registration #6858. (Job #S210314-0.9222)



*James R. Cottrill*  
James R. Cottrill, PS #6858