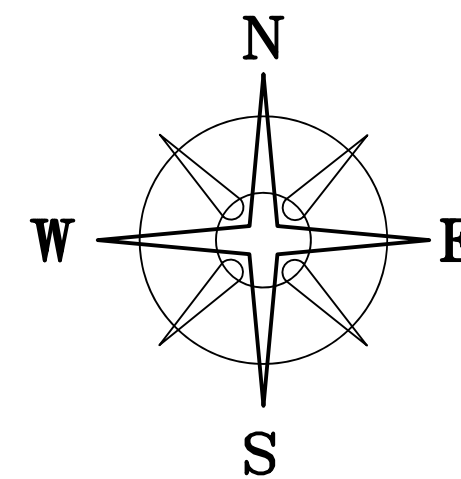
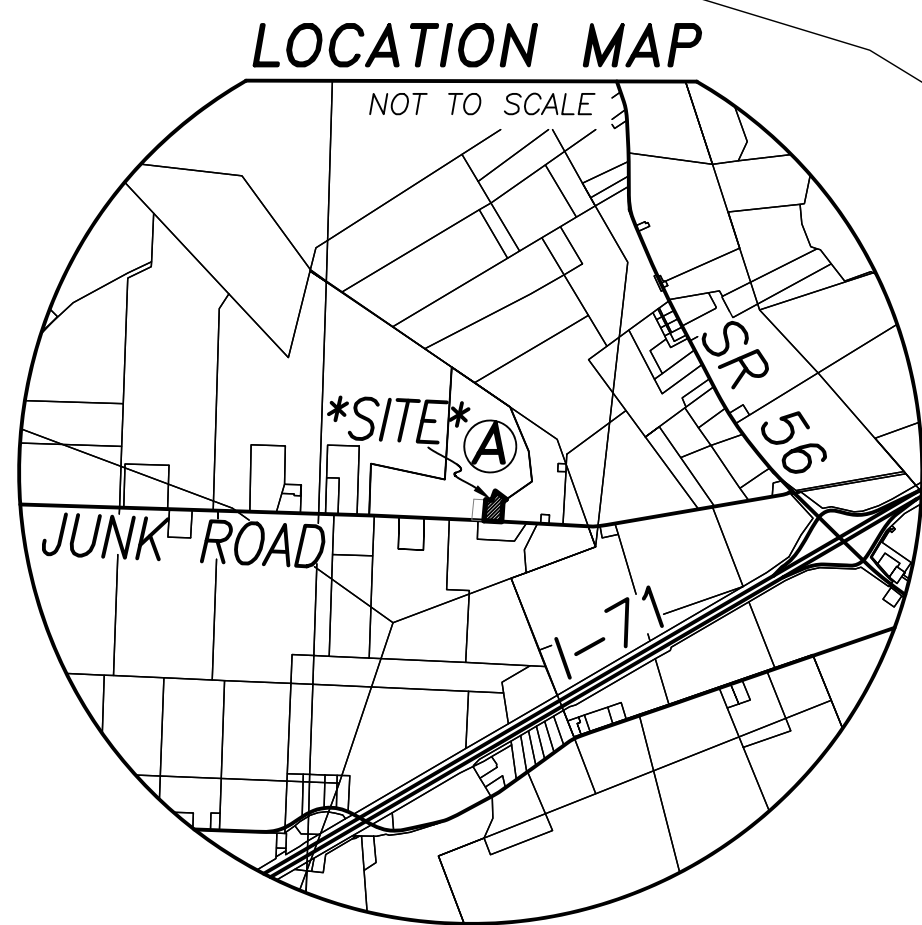


**DEED REFERENCE**  
**MARY LOU WEBBER**  
**DEED BOOK 298 PAGE 269**  
**Ⓐ 80 ACRES**  
 PARCEL ONE  
 17-00257.000



BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 9/29/15  
 WGS 1984 GEODETIC NORTH.



BRADFORD CREEK

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND, PAVED OVER)
  - ▲ MADISON COUNTY SURVEY MONUMENT 02-021 (FOUND)
  - ⊛ 2-1/2" ⌀ IRON PIPE & PUNCHED CAP SCIOTO FARM UNIT MONUMENT (FOUND)
  - RAILROAD SPIKE (FOUND)
  - ⊞ MAG NAIL (PREVIOUSLY SET)
  - ⊞ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - ⊞ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

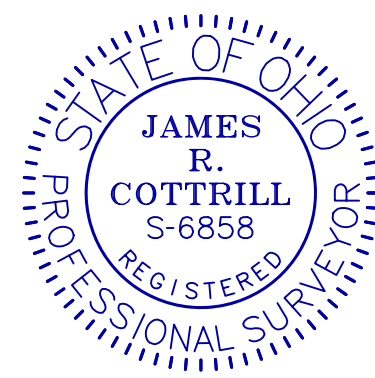
THOMAS C. THEADO  
 (LAND CONTRACT)  
 OR 322 PG 1230  
 1.5918± ACRES  
 (NOT RECORDED AS A PARCEL TO DATE)

Ⓐ  
**2.8627± ACRES**

RONALD G & JOYCE A ADAMS  
 OR 111 PG 844  
 88.357 ACRES  
 PART OF:  
 SCIOTO FARM UNIT, UNITS 36 & 37  
 PLAT "SFARMS"

**TPOB**  
 N=641567.01'  
 E=1737065.22'

STATE ROUTE 56



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

James R. Cottrill DATE: 02/25/21

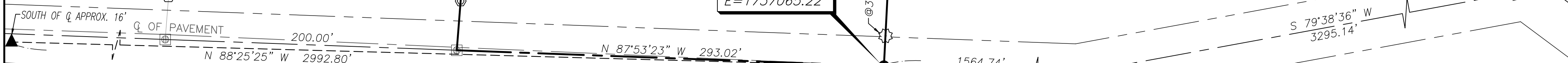
**COTTRILL SURVEYING, INC**

James R Cottrill, PS Nathan Cottrill, PE  
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
 Office: (740) 869-3811 www.cottrillsurveying.com

**2.8627± ACRES, VMS 6498,**  
**PLEASANT TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR THEADO**

SCALE : 1" = 50'  
 50' 25' 0 50'

JOB No. S210112 CREW: MW  
 SURVEYED 02/24/21 DWN BY: NC  
 DRAWN 02/25/21 CHECK: RC



# COTTRILL SURVEYING, INC

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

## 2.8627 Acre Tract Surveyed for Theado

The following described 2.8627 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 6498, being part of an 80 acre tract (Parcel 17-00257.000, Parcel One) conveyed to Mary Lou Weber by Deed Book 298 page 269, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 56 and Junk Road (County Road 21, 40 feet right-of-way);

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

- 1) South 79° 38' 36" West a distance of 3295.14 feet to a point;
- 2) North 87° 25' 03" West a distance of 1564.74 feet to a railroad spike found at the Southwest corner of an 88.357 acre tract (being part of Scioto Farm Unit, Units 36 and 37) conveyed to Ronald G and Joyce A Adams by Official Record 111 page 844 and the Southeast corner of said 80 acre tract, and being the **True Point of Beginning**;

Thence, continuing with the centerline of Junk Road, **North 87° 53' 23" West** a distance of **293.02 feet** to a mag nail previously set;

Thence, across said 80 acre tract with the following four new courses:

- 1) **North 04° 30' 36" East**, passing an iron pin and cap previously set at 33.62 feet, a total distance of **347.00 feet** to an iron pin and cap previously set;
- 2) **South 87° 53' 23" East** a distance of **93.49 feet** to an iron pin and cap set;
- 3) **North 30° 37' 05" East**, passing an iron pin and cap set at 95.17 feet, a total distance of **189.17 feet** to a point;
- 4) **South 51° 18' 39" East** a distance of **219.03 feet** to the Northwest line of said Adams' 88.357 acre tract;

Thence, with said 88.357 acre tract with the following two courses:

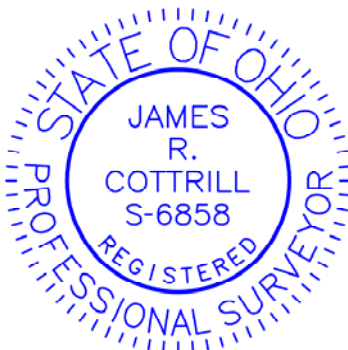
- 1) **South 54° 46' 29" West**, passing an iron pin and cap set at 50.00 feet, a total distance of **96.22 feet** to an iron pin and cap set;
- 2) **South 02° 56' 11" West**, passing a 2.5 inch diameter iron pipe and punched (Scioto Farm Unit Monument) found at 5.00 feet and 302.99 feet, a total distance of **324.08 feet** returning to the **True Point of Beginning**, containing **2.8627 Acres** more or less.

Bearings are based on a GPS observation on September 29, 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 February 24, 2021 by James R. Cottrill, PS registration #6858. (Job #S210112-2.8627)



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