

BEARINGS ARE BASED ON THE  
CENTERLINE OF STATE ROUTE 56  
AS DESCRIBED IN OR 363 PG 1667  
S 48°14'42" E

**DEED REFERENCE**

**KELLEY & LOIS ELYTA MANNS**  
DB 292 PG 827  
Ⓐ **30.8203 ACRES**  
PARCEL No. 13-00028.001  
PLAT 122-92

**LEGEND**

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

- 15" CONCRETE FENCE POST (FOUND)
- IRON PIN (FOUND)
- ◇ PK NAIL (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**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

**16.7137± ACRES, VMS 10904/12364  
& 6517, OAK RUN TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR KELLY MANNS**

SCALE : 1" = 100'  
100' 50' 0 100'

JOB No. S210502	CREW: MW
SURVEYED 06/2021	DWN BY: JRC
DRAWN 06/2021	CHECK: NC

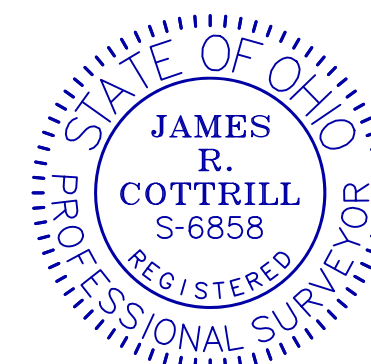
N=667608.256'  
E=1724719.908'

POB

N=667045.04'  
E=1725356.43'

16.7137± ACRES

Ⓐ 14.1067± ACRES  
REMAINING



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

*James R. Cottrill* DATE: 06/2021

JANET L MAST  
OR 363 P 1667  
98.2441 ACRES

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98.2441 ACRES

MICHAEL R MILLER  
OR 304 P 1775  
2.1526 ACRES

VMS 10904/12364  
VMS 6517

STATE ROUTE 56  
(60' R/W)  
BASIS OF BEARINGS  
S 48°14'42" E 562.21'

N 22°43'04" E 1084.22'

136.39'  
N 84°07'25" W

329.68'  
N 12°52'35" E

N 65°20'54" W 458.71'

S 24°34'50" W 835.46'

S 53°56'36" E 223.12'

S 36°17'17" W 324.18'

@1052.56'

@32.00'

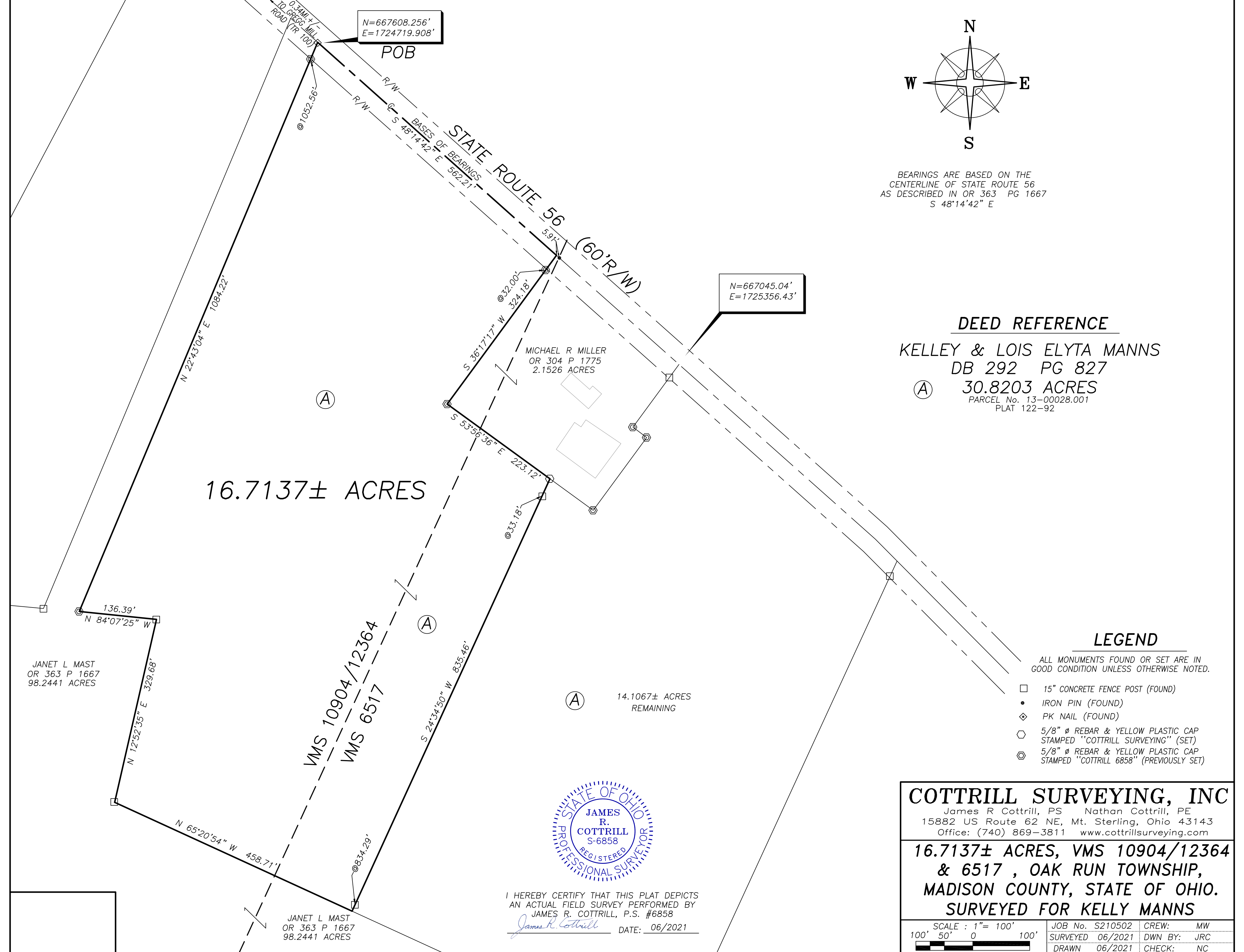
@33.18'

@834.29'

Ⓐ

Ⓐ

Ⓐ



# COTTRILL SURVEYING, INC

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

## 16.7137 Acre Tract Surveyed for Kelley Manns

The following described 16.7137 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 10904/12364 and 6517, and being part of a 30.8203 acre tract (Parcel #13 – 00028.001) conveyed to Kelley and Lois Elyta Manns by Deed Book 292 page 827 and being more particularly described as follows:

Beginning at a PK nail found in the centerline of State Route 56 (60 feet right-of-way) at the Northeast corner of a 98.2441 acre tract conveyed to Janet L Mast by Official Record 363 page 1667, said PK nail is also at the northernmost corner of said 30.8203 acre tract;

Thence, with the centerline of said State Route 56, **South 48° 14' 42" East** a distance of **562.21 feet** to the northernmost corner of a 2.1526 acre tract conveyed to Michael R Miller by Official Record 304 page 1775;

Thence, with said 2.1526 acre tract the following two courses:

- 1) **South 36° 17' 17" West**, passing an iron pin and cap previously set at 32.00 feet, a total distance of **324.18 feet** to an iron pin and cap previously set
- 2) **South 53° 56' 36" East** a distance of **223.12 feet** to an iron pin and cap set

Thence, with a new line across said 30.8203 acre tract, **South 24° 34' 50" West**, passing 15 inch concrete fence post found at 33.18 feet and 834.29 feet, a total distance of **835.46 feet** to a point in the North line of said Mast's 98.2441 acre tract;

Thence, with said 98.2441 acre tract the following four courses:

- 1) **North 65° 20' 54" West** a distance of **458.71 feet** to a 15 inch concrete fence post found
- 2) **North 12° 52' 35" East** a distance of **329.68 feet** to a 15 inch concrete fence post found
- 3) **North 84° 07' 25" West** a distance of **136.39 feet** to an iron pin and cap previously set
- 4) **North 22° 43' 04" East**, passing an iron pin and cap previously set at 1052.56 feet, a total distance of **1084.22 feet** returning to the point of beginning containing **16.7137 acres** more or less.

Bearings are based on the centerline of State Route 56 (South 48° 14' 42" East) as described in Official Record 363 page 1667.

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 6858."

This description is based on a field survey performed June 21, 2021 by James R. Cottrill, PS registration #6858. (Job #S210502-16-7137)



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