

**DEED REFERENCE**

GARY N WATSON, TRUSTEE  
OF THE  
NORMAN E WATSON FAMILY TRUST

OR 359 PG 1603

(A) PARCEL No. 11-00339.000  
173.18 ACRES

PARCEL ONE  
SUBJECT TO R/W EASEMENT

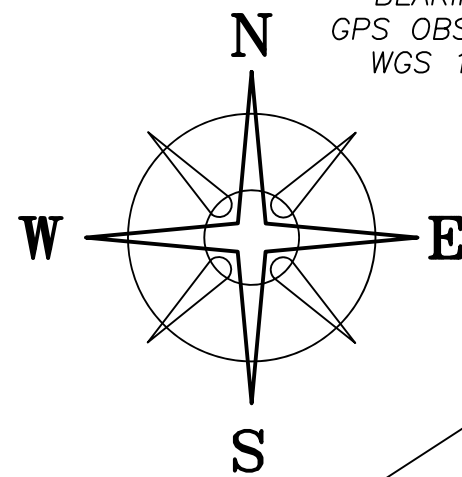
(B) PARCEL No. 11-00341.000  
2.97 ACRES

PARCEL TWO

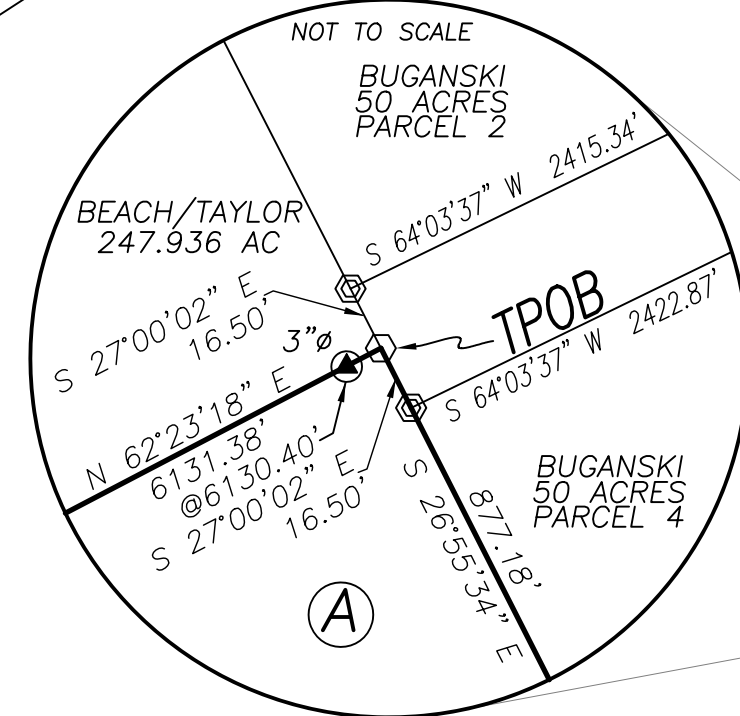
PARCEL No. 09-00084.000 1.63 ACRES  
PARCEL No. 11-00384.001 0.20 ACRES

(C) 1.83 ACRES  
PARCEL THREE

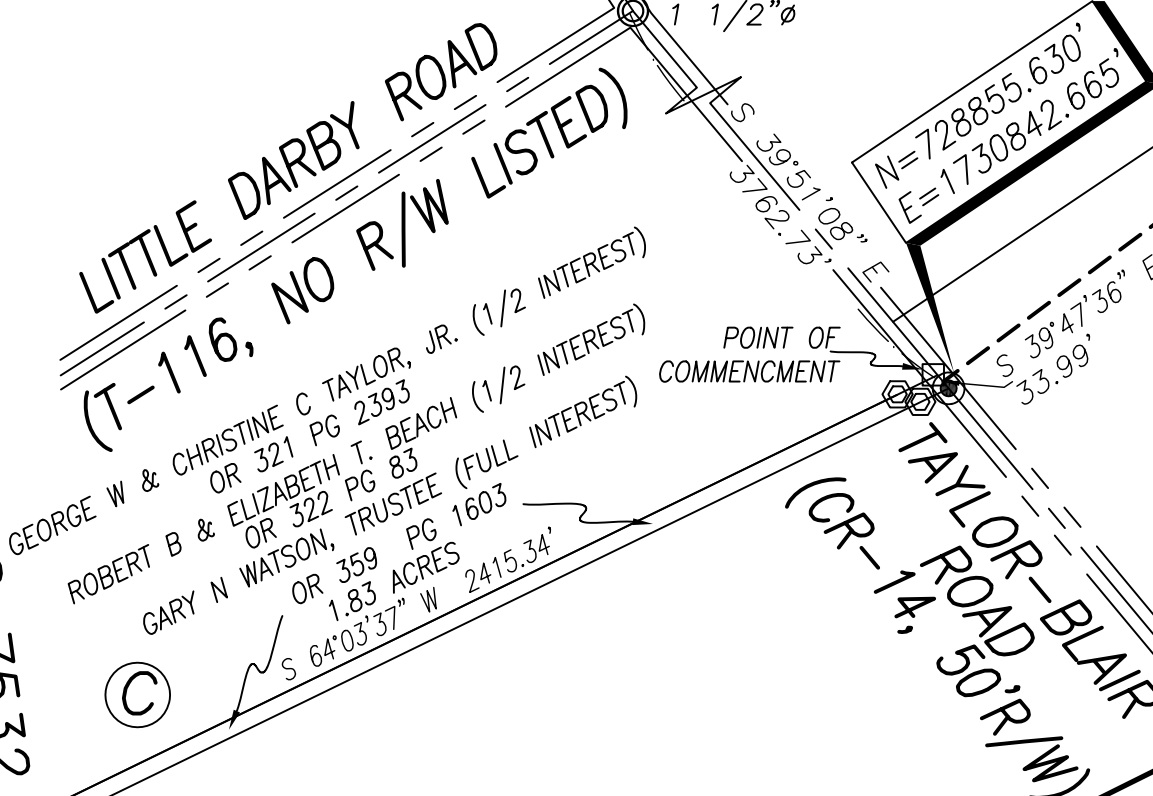
BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 06/14/11  
WGS 1984 GEODETIC NORTH.



**DETAIL "A"**



GEORGE W TAYLOR, JR & CHRISTINE C TAYLOR  
(1/2 INTEREST) OR 321 P 2393  
ROBERT B & ELIZABETH T. BEACH  
(1/2 INTEREST) OR 322 P 83  
247.936 ACRES



BERT W & KAREN E  
BUGANSKI, CO TRUSTEES  
OR 59 P 433  
50 ACRES  
PARCEL 4

DAVID R & SUSAN C PARKER  
DB 242 P 436  
90.9877 ACRES

(A) 172.8534± ACRES

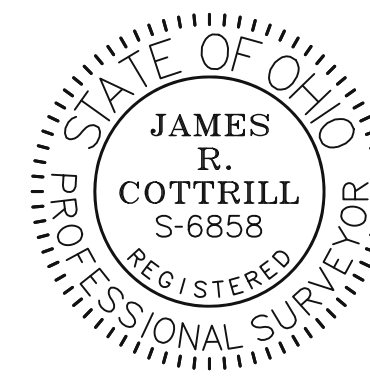
175.0761± ACRES

MARK A & LYNDA D WATSON, JT LIVES  
OR 148 P 1014  
158.277 ACRES

**LEGEND**

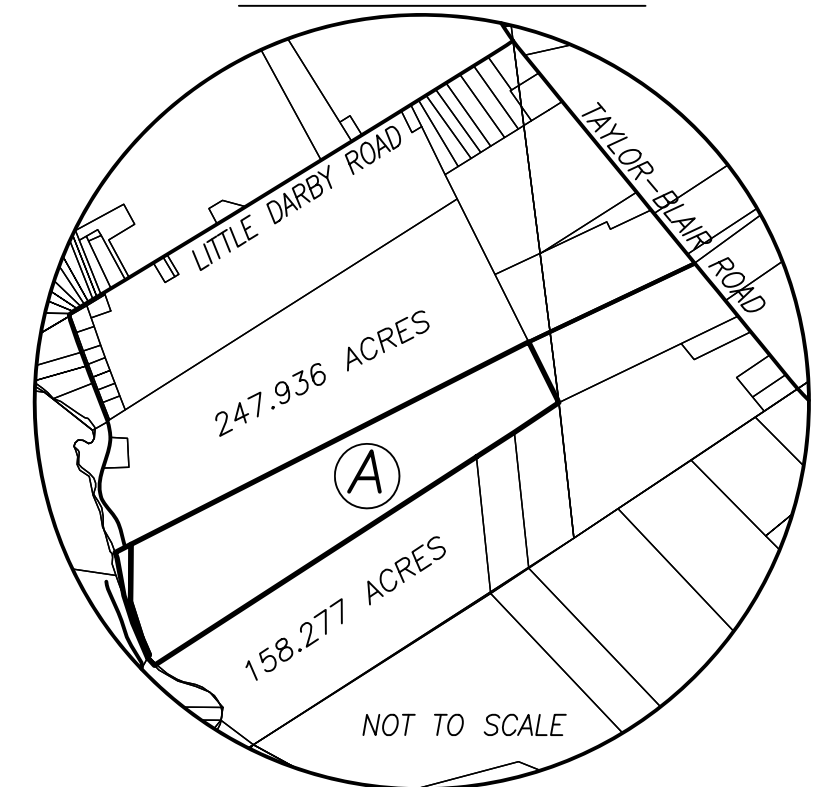
ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.

- MAG NAIL (SET)
- ▲ METAL FENCE POST (FOUND)
- IRON PIPE (FOUND)
- 3/4" Ø IRON PIN (FOUND)
- 1" Ø IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 6/24/2020

**LOCATION MAP**



**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

**175.0761± ACRES,  
VMS 1095, MONROE TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR MR. WATSON.**

SCALE : 1" = 400'	JOB No. S200413	CREW: MW
400' 200' 0 400'	SURVEYED 05/2020	DWN BY: NC
	DRAWN 06/2020	CHECK: RC

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **175.0761 Acre Tract Surveyed for Mr. Watson**

The following described 175.0761 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 1095, being all of a 173.18 acre tract (Parcel 11-00339.000, Parcel One) and all of a 2.97 acre tract (Parcel 11-00341.000, Parcel Two) both conveyed to Gary N Watson, Trustee of the Norman E Watson Family Trust by Official Record 359 page 1603, and being more particularly described as follows:

Commencing at a three-quarter inch diameter iron pin found in the centerline of Taylor-Blair Road (County Road 14, 50 feet right-of-way) at the North corner a 1.83 acre tract (a 33 feet wide laneway) conveyed to George W and Christine C Taylor, Jr (1/2 interest) by Official Record 323 page 2393, Robert B and Elizabeth T Beach (1/2 interest) by Official Record 322 page 83 and Gary N Watson, Trustee (full interest) by Official Record 359 page 1603, said iron pin bears South 39° 51' 08" East a distance of 3762.73 feet from an 1½ inch iron pipe found at the centerline intersection of Taylor-Blair Road and Little Darby Road (Township Road 116);

Thence, around said 1.83 acre tract with the following two courses:

- 1) South 64° 03' 37" West a distance of 2415.34 feet to an iron pin and cap previously set;
- 2) South 27° 00' 02" East a distance of 16.50 feet to an iron pin and cap set at the East corner of a 247.936 acre tract conveyed to George W and Christine C Taylor, Jr (1/2 interest) by Official Record 323 page 2393, Robert B and Elizabeth T Beach (1/2 interest) by Official Record 322 page 83 in the North corner of said 173.18 acre tract and being the **True Point of Beginning**;

Thence, with the Southwest line of said 1.83 acre tract, **South 27° 00' 02" East** a distance of **16.50 feet** to an iron pin and cap previously set at the West corner of a 50 acre tract conveyed to Bert W and Karen E Buganski, Co-Trustees by Official Record 59 page 433;

Thence, with the Southwest line of said 50 acre tract, **South 26° 55' 34" East** a distance of **877.18 feet** to a 2 inch diameter metal fence post found at the Northwest corner of a 90.9877 acre tract and the North corner of a 25 acre tract both conveyed to David R and Susan C Parker by Deed Book 242 page 436, and being in the line between Jefferson and Monroe Township also being in the line between VMS 1095 and 7532;

Thence, with the Northwest line of said 25 acre tract, **South 56° 31' 32" West**, passing the North corner of a 22.20 acre tract conveyed to David R and Susan C Parker by Deed Book 242 page 436 at 701.25 feet, passing the North corner of a 158.277 acre tract conveyed to Mark A and Lynda D Watson, Joint Lives by Official Record 148 page 1014 at 1299.21 feet, passing a 2 inch diameter metal fence post found 1.57 feet left of line at 1304.41 feet, passing a 1 inch diameter iron pin found at 4670.14 feet, passing a 1 inch diameter iron pin found at the Southeast corner of said 2.97 acre tract at 6297.06 feet, a total distance of **6366.48 feet** to the centerline of Little Darby Creek, in the line between VMS 1095 and 5996 and being

in the Northeast line of a 7.939 acre tract conveyed to Keith L and Lisa L Miller, Joint Lives by Official Record 302 page 1954;

Thence, meandering with the centerline of Little Darby Creek, said VMS line and with the Northeast line of said 7.939 acre tract, **North 34° 02' 53" West** a distance of **124.25 feet** to the East corner of a 482.4939 acre tract conveyed to Jan Dal Farms Inc by Deed Book 158 page 430;

Thence, continuing with the meandering of the centerline of Little Darby Creek, said VMS line and the East line of said 482.4939 acre tract with the following two courses:

- 1) **North 27° 12' 18" West** a distance of **397.23 feet** to a point;
- 2) **North 15° 17' 10" West** a distance of **1047.39 feet**, crossing the VMS line 5996 and 5263, to the South corner of said Taylor and Beach's 247.936 acre tract;

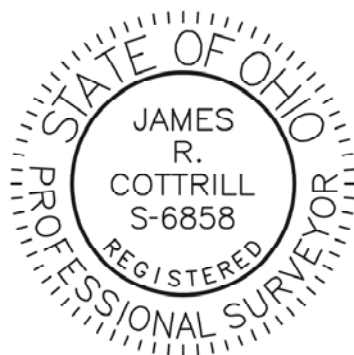
Thence, with the Southeast line of said 247.936 acre tract, **North 62° 23' 18" East**, passing the West corner of said 173.18 acre tract at 120.76 feet, passing a 1 inch iron pipe found at 132.73 feet, passing an iron pin and cap set at 167.21 feet, passing a 3 inch diameter metal fence post found at 6130.40 feet, a total distance of **6131.38 feet** returning to the **True Point of Beginning**, containing **175.0761 Acres** more or less, of which 172.8534 acres more or less is all of said 173.18 acre tract and 2.2227 acres more or less is all of said 2.97 acre tract.

Bearings are based on a GPS observation on June 14, 2011, 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 May of 2020 by James R. Cottrill, PS registration #6858. (Job #S200413-175-0761)



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