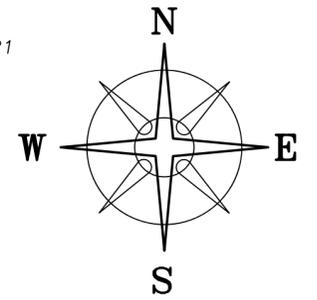


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 06/30/21  
WGS 1984 GEODETIC NORTH.



(A)

(A)

(A)

1.6180± ACRES

1.500± NET ACRES

**DEED REFERENCE**  
JAMES K & CHERYL R STEWART,  
TRUSTEE OR SUCCESSOR TRUSTEES  
OR 148 PG 974  
PARCEL No. 15-00120.000  
(A) 22.741 ACRES

JED & CINDY RAUSCH  
OR 349 PG 1159  
0.7896 ACRES

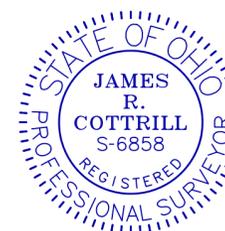
POB  
N=762324.848'  
E=1705599.013'

N=762239.456'  
E=1705457.967'

**LEGEND**

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

- ⊙ 1/2" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- MAG NAIL SET OVER IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬢ LANDSCAPE SPIKE FOUND OVER IRON PIPE (FOUND)
- ⊠ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 07/06/2021

**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

**1.6180± ACRES,  
VMS 12131, PIKE TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR STEWART**

SCALE : 1" = 60'  
60' 30' 0' 60'

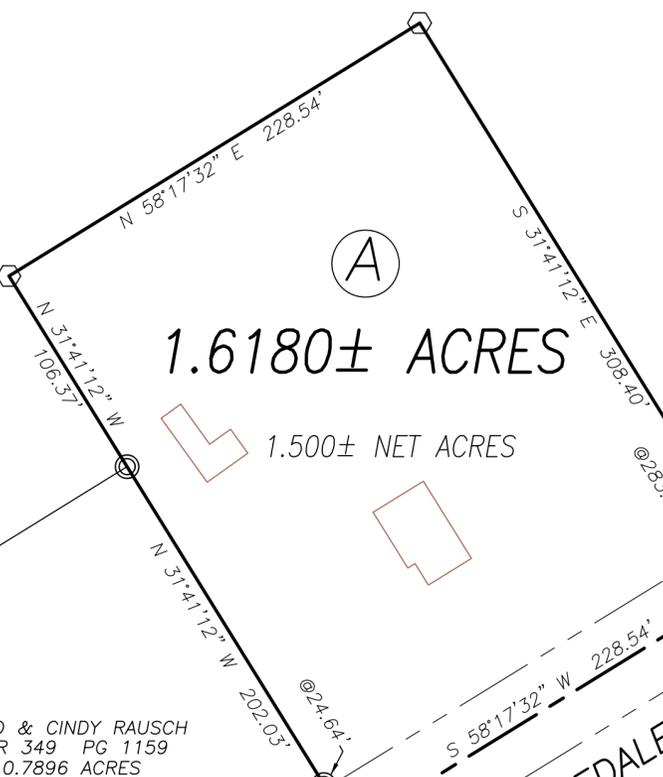
JOB No. S210525 CREW: MW  
SURVEYED 07/01/21 DWN BY: JRC  
DRAWN 07/01/21 CHECK: NC

VMS 12131  
VMS 7482

ROSEDALE ROAD (CR 25, 45' R/W)

ROSEDALE ROAD (CR 25, 45' R/W)

N 58°12'28" E 1025.59'



# COTTRILL SURVEYING, INC

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

## **1.6180 Acre Tract Surveyed for Stewart**

The following described 1.6180 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 12131, and being part of a 22.741 acre tract (Parcel #15-00120.000) conveyed to James K and Cheryl R Stewart, Trustee or Successor Trustees, and being more particularly described as follows:

Beginning at a Mag nail set over an iron pin found in the centerline of Rosedale Road (County Road 25, 45 feet right-of-way), at the easternmost corner of a 0.7896 acre tract conveyed to Jed and Cindy Rausch by Official Record 349 page 1159, said Mag nail bears North 58° 12' 28" East a distance of 1025.59 feet from a landscape spike found over an iron pin found at the intersection of said centerline of said Rosedale Road with the line between VMS 12131 and VMS 7482;

Thence, with the northeast line of said 0.7896 acre tract, **North 31° 41' 12" West**, passing a 1/2 inch diameter iron pipe found at 24.64 feet a total distance of **202.03 feet** to a 1/2 inch diameter iron pipe found at the northernmost corner of said 0.7896 acre tract;

Thence, across said 22.741 acre tract the following 3 new courses:

- 1) **North 31° 41' 12" West** a distance of **106.37 feet** to an iron pin and cap set
- 2) **North 58° 17' 32" East** a distance of **228.54 feet** to an iron pin and cap set
- 3) **South 31° 41' 12" East**, passing an iron pin and cap set at 283.42 feet, a total distance of **308.40 feet** to a mag nail set in the centerline of said Rosedale Road;

Thence, with the centerline of said Rosedale Road, **South 58° 17' 32" West** a distance of **228.54 feet** returning to the point of beginning containing **1.6180 Acres** more or less.

Bearings are based on a GPS observation on June 30, 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 6858."

This description is based on a field survey performed July 2, 2021 by James R. Cottrill, PS registration #6858. (Job # S210525-1-6180)



  
James R. Cottrill, PS #6858