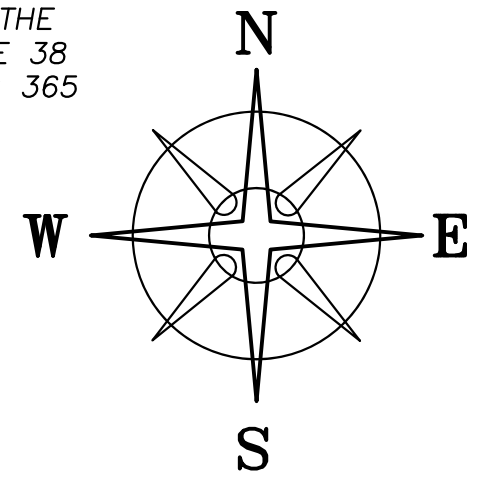


**DEED REFERENCE**  
 HOPE MILLER &  
 CODY SMITH, JT LIVES  
 OR 319 PG 65  
 PARCEL No. 21-00097.001  
 (A) 1 ACRES

BEARINGS ARE BASED ON THE  
 CENTERLINE OF STATE ROUTE 38  
 AS DESCRIBED IN DB 80 PG 365  
 (N 37°18'42" W)



AARON D & KRISTEN L HAUER, JT LIVES  
 OR 314 PG 765  
 3.6229 ACRES

**LEGEND**

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

- ☐ MONUMENT BOX (FOUND)
- △ IRON PIN (FOUND)
- 5/8" ∅ REBAR (FOUND)
- 1" ∅ REBAR (FOUND)
- ⊕ 5/8" ∅ REBAR & RED PLASTIC CAP  
STAMPED "McCARTY & ASSOC" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**POB**  
 N: 625189.00'  
 E: 1696883.79'

COUNTS ROAD (T-75, 40' R/W)  
 N 50°31'45" E 208.97'  
 @23.79' S 37°21'09" E 209.07'

1.0033±  
 ACRES  
 (A)

STATE ROUTE 38 (60' R/W)  
 N 37°18'42" W 209.34'  
 @178.26' S 50°27'32" W 209.13'

AARON D & KRISTEN L HAUER, JT LIVES  
 OR 314 PG 765  
 2.0038 ACRES

VMS 15524  
 VMS 4156



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
 AN ACTUAL FIELD SURVEY PERFORMED BY  
 NATHAN L. COTTRILL, P.S. #8821  
 DATE: 08/19/21

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

**1.0033± ACRES,**  
**VMS 4156, RANGE TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR SMITH**

SCALE : 1" = 40'  
 40' 20' 0 40'

JOB No. S210813 CREW: NC  
 SURVEYED 08/18/21 DWN BY: NC  
 DRAWN 08/18/21 CHECK: JRC

# COTTRILL SURVEYING, INC

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

## 1.0033 Acre Tract Surveyed for Smith

The following described 1.0033 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 4156, being all of a 1 acre tract (Parcel 21-00097.001) conveyed to Hope Miller and Cody Smith, Joint Lives by Official Record 319 page 65, and being more particularly described as follows:

Beginning at a monument box found at the centerline intersection of State Route 38 (60 feet right-of-way) and Counts Road (Township Road 75, 40 feet right-of-way) and being the West corner of said 1 acre tract;

Thence, with the centerline of Counts Road, **North 50° 31' 45" East** a distance of **208.97 feet** to an iron pin found at the West corner of a 3.6229 acre tract conveyed to Aaron D and Kristen L Hauer, Joint Lives by Official Record 314 page 765;

Thence, with the Southwest line of said 3.6229 acre tract, **South 37° 21' 09" East**, passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Assoc" found at 23.79 feet, a total distance of **209.07 feet** to a 5/8 inch diameter rebar found in the Northwest line of a 2.0038 acre tract conveyed to Aaron D and Kristen L Hauer, Joint Lives by Official Record 314 page 765;

Thence, with the Northwest line of said 2.0038 acre tract, **South 50° 27' 32" West**, passing an iron pin and cap previously set at 178.26 feet, a total distance of **209.13 feet** to the centerline of State Route 38;

Thence, with the centerline of State Route 38, **North 37° 18' 42" West** a distance of **209.34 feet** returning to the **Point of Beginning**, containing **1.0033 Acres** more or less.

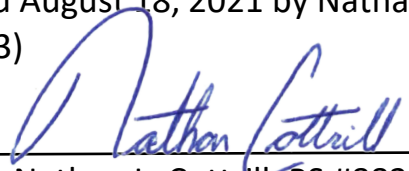
Bearings are based on the centerline of State Route 38 (North 37° 18' 42" West) as described in Deed Book 80 page 365.

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 August 18, 2021 by Nathan L. Cottrill, PS registration #8821. (Job #S210813-1.0033)



  
Nathan L. Cottrill, PS #8821