

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/02/17
WGS 1984 GEODETIC NORTH.

CHRISMAN ROAD (CR 20, 50' R/W)

FOSTER-REDMAN (CR 74, 40' R/W)

POB
N=639519.67'
E=1709387.57'

VMS 7948

VMS 5468

2.0523±
ACRES

STEVEN J PRICE, TRUSTEE, TOD
OR 334 PG 292
215.904 ACRES
PLAT RA-13

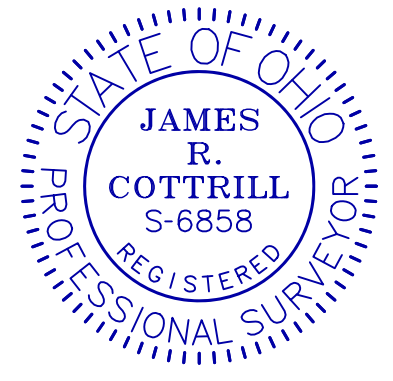
DEED REFERENCE
DANIEL W & PAULA M HANN,
TRUSTEES OF THE DANIEL W
& PAULA M HANN, JOINT TRUST
OR 340 PG 1219

(A) 62.349 ACRES
PARCEL No. 21-00352.002

LEGEND

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

- IRON PIN (FOUND)
- PONY SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊛ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "RET 6552" (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: 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

2.0523± ACRES,
VMS 7948, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DAN HANN

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

JOB No. S210521	CREW: MW
SURVEYED 06/2021	DWN BY: JRC
DRAWN 06/2021	CHECK: NC

COTTRILL SURVEYING, INC

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

2.0523 Acre Tract Surveyed for Dan Hann

The following described 2.0523 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 7948, being part of a 62.349 acre tract (Parcel #21-00352.002) conveyed to Daniel W and Paula M Hann, Trustees by Official Record 340 page 1219 and being more particularly described as follows:

Beginning at an iron pin found at an angle point in the centerline of Chrisman Road (County Road #20, 50 feet right-of-way), corner to VMS 7948 and 5468, Northeast corner of a 215.904 acre tract conveyed to Stephen J Price, Trustee, TOD by Official Record 334 page 292, said iron pin is also the Northwest corner of said 62.349 acre tract;

Thence, with the centerline of said Chrisman Rd., **North 74° 17' 49" East** a distance of **220.00 feet** to a Mag nail set in said centerline;

Thence, across said 62.349 acre tract the following two new courses:

- 1) **South 02° 26' 00" East**, passing an iron pin and cap set at 30.00 feet, a total distance of **406.81 feet** to an iron pin and cap set
- 2) **South 88° 44' 31" West** a distance of **260.58 feet** to an iron pin and cap set in the East line of said 215.904 acre tract and the line between VMS 5468 and 7948;

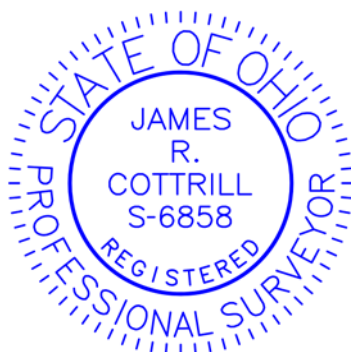
Thence, with the East line of said 215.904 acre tract and said VMS line, **North 05° 05' 53" East**, passing an iron pin and cap set at 329.13 feet, a total distance of **354.02 feet** returning to the point of beginning containing **2.0523 Acres** more or less.

Bearings are based on a GPS observation on January 2, 2017, 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 June 21, 2021 by James R. Cottrill, PS registration #6858. (Job #S210521-2-0523)



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