

ADJOINER DEED REFERENCE

- 1 ANATOLY & INNA V SOLOHA, JT LIVES - OR 100 P 2447 - 1.447 ACRES - PLAT 61-95
- 2 MARK & KELLI A DAMRON, JT LIVES - OR 85 P 392 - 1.447 ACRES - PLAT 61-95
- 3 STEVEN P ROBERTS, TRUSTEE - OR 281 P 1137 - 0.5533, 0.22, & 0.97 ACRES - PLAT 61-95
- 4 TAMARA L ROBERTS, TRUSTEE - OR 247 P 2640 - 1.446 ACRES - PLAT 61-95

V.M.S. 12038
V.M.S. 5744

N=737557.754'
E=1740504.39'

T.P.O.B.

THOMAS & SUSAN M. CUTLER
OR 253 P 2405
20.8590 ACRES
PLAT 33-00

WILSON RD. (CR-31) (50' R/W)

13.0560± ACRES (A)

27.4231± ACRES (A)

V.M.S. 12038
V.M.S. 5744

POINT OF COMMENCEMENT

60' INGRESS/EGRESS EASEMENT

LINE	BEARING	DISTANCE
L1	N 74°41'50" W	37.44'
L2	S 20°40'36" W	198.78'
L3	S 06°55'17" W	672.70'
L4	S 80°54'14" W	121.44'
L5	S 44°04'48" W	49.27'
L6	S 08°13'57" W	201.81'

DENNIS D & MARY EMALISA WILT, TRUSTEES
OR 317 P 513
172.3492
PLAT 4-12

D.A. FITZGERALD

DITCH NO. 74

PAUL J & SHAREN L JARVIS, JT LIVES
OR 338 P 430
20.0101 ACRES
PLAT 96-00

JARVIS PAUL J & SHAREN L JARVIS, JT LIVES
OR 338 P 434
25.5222 ACRES
PLAT 46-11

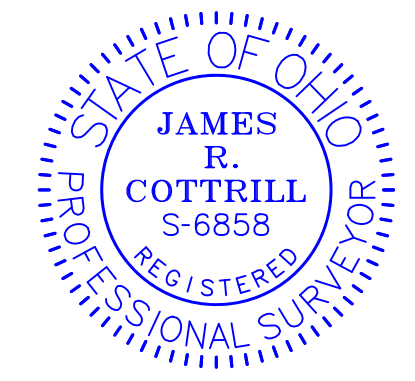
U.S. 42 (80' WIDE)

LEGEND

- ▲ MAG NAIL (FOUND)
 - ⊙ MAG NAIL (SET)
 - IRON PIN (FOUND)
 - ☆ IRON PIPE & YELLOW PLASTIC CAP STAMPED "NCB 5969" (FOUND)
 - 3/4" IRON PIPE (FOUND)
 - 3/4" IRON ELEC. CONDUIT (FOUND)
 - 5/8" REBAR (FOUND)
 - △ 3/4" I.D. ELEC. CONDUIT & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
 - RAILROAD SPIKE (SET)
 - PK NAIL (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

DEED REFERENCE

GLEN D & RAYMA J KING, TRUSTEES
OR 293 P 295
(A) 21.2175 ACRES
PARCEL No.01-00366.000
(B) 19.3304 ACRES
PARCEL No.01-00366.005

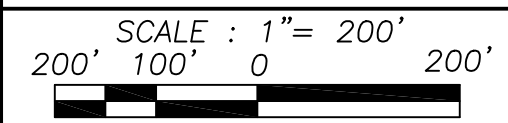


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 05/21/20

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

13.0560± & 27.4231± ACRES,
VMS 5744, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RAYMA KING.



SCALE : 1" = 200'	JOB No. S200418	CREW: MW
200' 100' 0 200'	SURVEYED 05/2020	DWN BY: RC
	DRAWN 05/2020	CHECK: NC

COTTRILL SURVEYING, INC

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

13.0560 Acre Tract *Surveyed for Rayma King*

The following described 13.0560 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 5744, part of a 21.2175 acre tract (Parcel 01-00366.000) conveyed to Glen D and Rayma J King, Trustees by Official Record 293 page 295, and being more particularly described as follows:

Commencing at a PK nail found at the centerline intersection of US Route 42 (80 feet wide) and A. W. Wilson Road (County Road 31, 50 feet right-of-way) and in the line between VMS 5744 and 12038;

Thence, with the centerline of A. W. Wilson Road and said VMS line with the following 2 courses:

- 1) North 73° 32' 12" West a distance of 2591.42 feet to an iron pin found
- 2) North 74° 41' 50" West a distance of 171.29 feet to a mag nail set at the North corner common to said 19.3304 and 21.2175 acre tracts and being the **True Point of Beginning**;

Thence, with the line between said 19.3304 acre and 21.2175 acre tracts with the following five courses:

- 1) **South 01° 33' 04" West**, passing an iron pin and cap set at 22.12 feet, a total distance of **816.68 feet** to an iron pin and cap set;
- 2) **North 87° 45' 27" West** a distance of **131.85 feet** to an iron pin and cap set;
- 3) **South 70° 25' 59" West** a distance of **47.55 feet** to railroad spike found;
- 4) **South 68° 51' 50" West** a distance of **176.32 feet** to an iron pin and cap set;
- 5) **South 06° 29' 55" West**, passing an iron pin and cap set at 178.08 feet, a total distance of **207.48 feet** to the centerline of D.A. Fitzgerald Ditch No. 74 and the North line of a 172.3492 acre tract conveyed to Dennis D and Mary Emalisa Wilt, Trustees by Official Record 317 page 513;

Thence, with the North line of said 172.3492 acre tract and said centerline of D.A. Fitzgerald Ditch No. 74, **North 72° 49' 47" West** a distance of **303.77 feet** to a point;

Thence, leaving said ditch, continuing with the line between said 172.3492 acre and 21.2175 acre tracts with the following three courses:

- 1) **North 05° 59' 58" East**, passing an iron pin and cap previously set at 32.44 feet, a total distance of **656.42 feet** to an iron pin and cap previously set;
- 2) **North 65° 14' 39" East** a distance of **115.13 feet** to an iron pin and cap previously set;
- 3) **North 04° 30' 59" East**, passing an iron pin and cap set at 405.67 feet, a total distance of **435.94 feet** to a mag nail set in the centerline of A. W. Wilson Road and in the line between VMS 5744 and 12038;

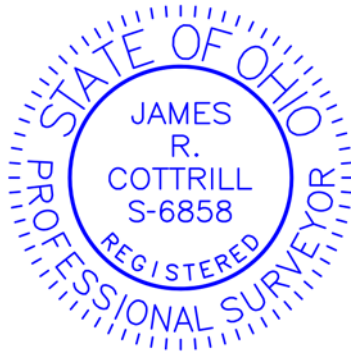
Thence, with the centerline of A. W. Wilson Road and said VMS line, **South 74° 41' 50" East** a distance of **486.59 feet** returning to the **True Point of Beginning**, containing **13.0560 Acres** more or less.

Bearings are based on a GPS observation on August 17, 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 6858."

This description is based on a field survey performed May of 2020 by James R. Cottrill, PS registration #6858. (Job #S200418-13.0560)



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

COTTRILL SURVEYING, INC

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

27.4231 Acre Tract *Surveyed for Rayma King*

The following described 27.4231 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 5744, part of a 21.2175 acre tract (Parcel 01-00366.000) and all of a 19.3304 acre tract (Parcel 01-00366.005) both conveyed to Glen D and Rayma J King, Trustees by Official Record 293 page 295, and being more particularly described as follows:

Commencing at a PK nail found at the centerline intersection of US Route 42 (80 feet wide) and A. W. Wilson Road (County Road 31, 50 feet right-of-way) and in the line between VMS 5744 and 12038;

Thence, with the centerline of A. W. Wilson Road and said VMS line, North 73° 32' 12" West a distance of 2233.83 feet to an iron pin found at the Northwest corner of a 1.447 acre tract conveyed to Anatoly and Inna V Soloha, Joint Lives by Official Record 100 page 2447, the Northeast corner of said 19.3304 acre tract and being the **True Point of Beginning**;

Thence, around said 1.447 acre tract with the following two courses:

- 1) **South 02° 56' 34" West**, passing an iron pin and cap set at 39.66 feet, a total distance of **323.75 feet** to a 3/4 inch diameter electric conduit and yellow plastic cap stamped "RI Baker 5539" found;
- 2) **South 73° 38' 01" East**, passing the North corner common to said 21.2175 acre and 19.3304 acre tracts at 172.72 feet, passing a 3/4 inch diameter electrical conduit found at the Southwest corner of a 1.447 acre tract conveyed to Mark and Kelli A Damron, Joint Lives by Official Record 85 page 392 at 199.56 feet, passing the Southwest corner of a 0.22 acre tract conveyed to Steven P Roberts, Trustee by Official Record 281 page 1137 at 399.50 feet, a total distance of **564.38 feet** to a 3/4 inch diameter iron pipe found at the Southwest corner of a 0.5533 acre tract conveyed to Steven P Roberts, Trustee by Official Record 281 page 1137 and the Northwest corner of a 20.0101 acre tract conveyed to Paul J and Sharen L Jarvis, Joint Lives by Official Record 338 page 430;

Thence, with the West line of said 20.0101 acre tract, **South 03° 03' 52" West**, passing an iron pin and cap set at 909.02 feet, a total distance of **941.34 feet** to the centerline of D.A. Fitzgerald Ditch No. 74 and the North line of a 172.3492 acre tract conveyed to Dennis D and Mary Emalisa Wilt, Trustees by Official Record 317 page 513;

Thence, with the North line of said 172.3492 acre tract and said centerline of D.A. Fitzgerald Ditch No. 74 with the following three courses:

- 1) **North 69° 30' 42" West**, passing the Southeast corner of said 19.3304 acre tract at 398.70 feet, a total distance of **627.37 feet** to a point;
- 2) **North 64° 52' 17" West** a distance of **536.13 feet** to a point;
- 3) **North 85° 13' 15" West** a distance of **297.27 feet** to the South corner common to said 19.3304 acre and 21.2175 acre tracts;

Thence, with the line between said 19.3304 acre and 21.2175 acre tracts with the following five courses:

- 1) **North 06° 29' 55" East**, passing an iron pin and cap set at 29.40 feet, a total distance of **207.48 feet** to an iron pin and cap set;
- 2) **North 68° 51' 50" East** a distance of **176.32 feet** to a railroad spike found;
- 3) **North 70° 25' 59" East** a distance of **47.55 feet** to an iron pin and cap set;
- 4) **South 87° 45' 27" East** a distance of **131.85 feet** to an iron pin and cap set;
- 5) **North 01° 33' 04" East**, passing an iron pin and cap set at 794.56 feet, a total distance of **816.68 feet** to a mag nail set in the centerline of A. W. Wilson Road and in the line between VMS 5744 and 12038;

Thence, with the centerline of A. W. Wilson Road and said VMS line with the following two courses:

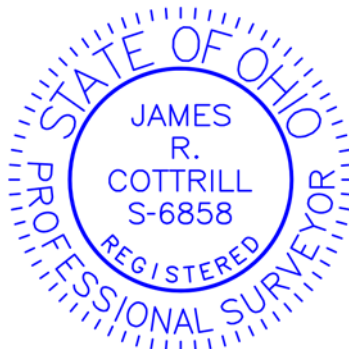
- 1) **South 74° 41' 50" East** a distance of **171.29 feet** to an iron pin found;
- 2) **South 73° 32' 12" East** a distance of **357.59 feet** returning to the **True Point of Beginning**, containing **27.4231 Acres** more or less, of which 8.0999 acres more or less is part of said 21.2175 acre tract and 19.3232 acres more or less is all of said 19.3304 acre tract.

Bearings are based on a GPS observation on August 17, 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 6858."

This description is based on a field survey performed May of 2020 by James R. Cottrill, PS registration #6858. (Job #S200418-27.4231)




James R. Cottrill, PS #6858