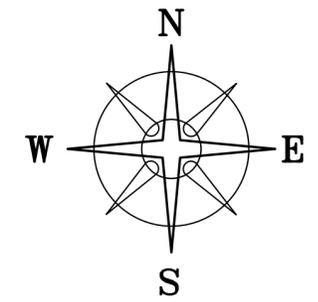
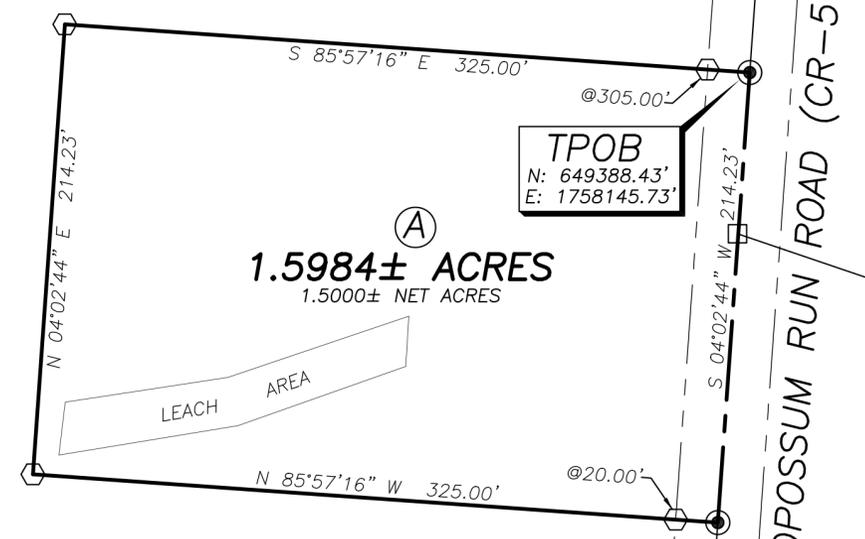
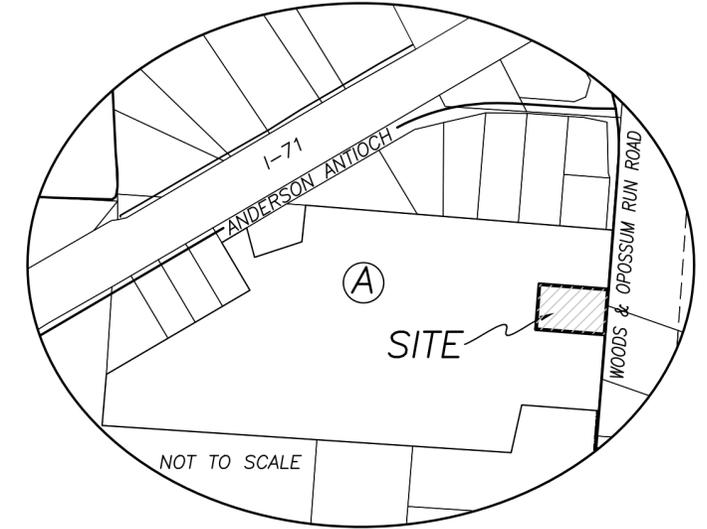


**DEED REFERENCE**  
**BETTY JANE HUMPHREY**  
 (TOD CHRISTINA L WARD & LISA E KEENER)  
**OR 290 PG 2596**  
 PARCEL No. 17-00628.000  
 (A) **52.31 ACRES**  
 TRACT ONE: 57 ORG ACRES



BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 03/16/22  
 WGS 1984 GEODETIC NORTH.

**LOCATION MAP**



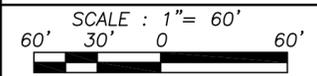
- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - IRON PIN (FOUND)
  - ▣ MONUMENT BOX (FOUND)
  - RAILROAD SPIKE (FOUND)
  - ⊙ MAG NAIL (SET)
  - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
*Nathan Cottrill* DATE: 03/21/22

**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

**1.5984± ACRES**  
**VMS 8800, PLEASANT TWP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR HUMPHREY**



JOB No. S220216 CREW: NC,AM  
 SURVEYED 03/16/22 DWN BY: NC  
 DRAWN 03/17/22 CHECK: RC

# COTTRILL SURVEYING, INC

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

## **1.5984 Acre Tract** *Surveyed for Humphrey*

The following described 1.5984 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 8800, being part of a 52.31 acre tract (Parcel 17-00628.000, Tract One: 57 original acres) conveyed to Betty Jane Humphrey, TOD by Official Record 290 page 2596, and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of Woods and Opossum Run Road (County Road 56, 40 feet right-of-way) at the Northeast corner of said 52.31 acre tract, said railroad spike bears South 01° 11' 22" West a distance of 561.35 feet from a monument box found at the centerline intersection of Woods and Opossum Run Road and Anderson Antioch Road (County Road 59, 40 feet right-of-way);

Thence, with the centerline of Woods and Opossum Run Road, South 04° 02' 44" West a distance of 282.94 feet to a mag nail set at the **True Point of Beginning**;

Thence, continuing with the centerline of Woods and Opossum Run Road, **South 04° 02' 44" West** a distance of **214.23 feet** to a mag nail set;

Thence, across said 52.31 acre tract with the following three new courses:

- 1) **North 85° 57' 16" West**, passing an iron pin and cap set at 20.00 feet, a total distance of **325.00 feet** to an iron pin and cap set;
- 2) **North 04° 02' 44" East** a distance of **214.23 feet** to an iron pin and cap set;
- 3) **South 85° 57' 16" East**, passing an iron pin and cap set at 305.00 feet, a total distance of **325.00 feet** returning to the **True Point of Beginning**, containing **1.5984 Acres** more or less (1.5000 net acres).

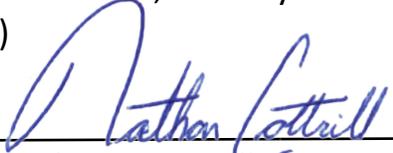
Bearings are based on a GPS observation on March 16, 2022, WGS 1984 Geodetic North.

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 March 16, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220216-1.5984)



  
Nathan L. Cottrill, PS #8821