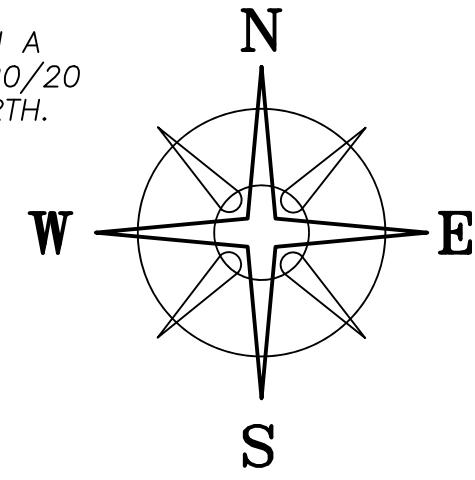


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 11/20/20  
WGS 1984 GEODETIC NORTH.



STATE ROUTE 161

POB  
N=766850.43'  
E=1763738.71'

(CR

34, 50' R/W

N 57°46'27" E 382.70'

S 57°46'27" W 659.28'

S 57°46'27" W 276.58'

A

CEMETERY PIKE

VMS 3743

VMS 3225

STEPHEN R & NANCY A PATTERSON, JT  
OR 249 P 2038  
5.001 ACRES

3.7723± ACRES

A

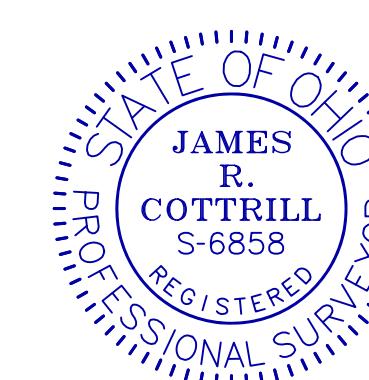
A

(BURIED 1' DEEP)

A

A

DEED REFERENCE  
STEPHEN & NANCY PATTERSON, TRUSTEES  
OR 320 PG 1542  
(A) 42.609 ACRES  
PARCEL No. 02-00217.000

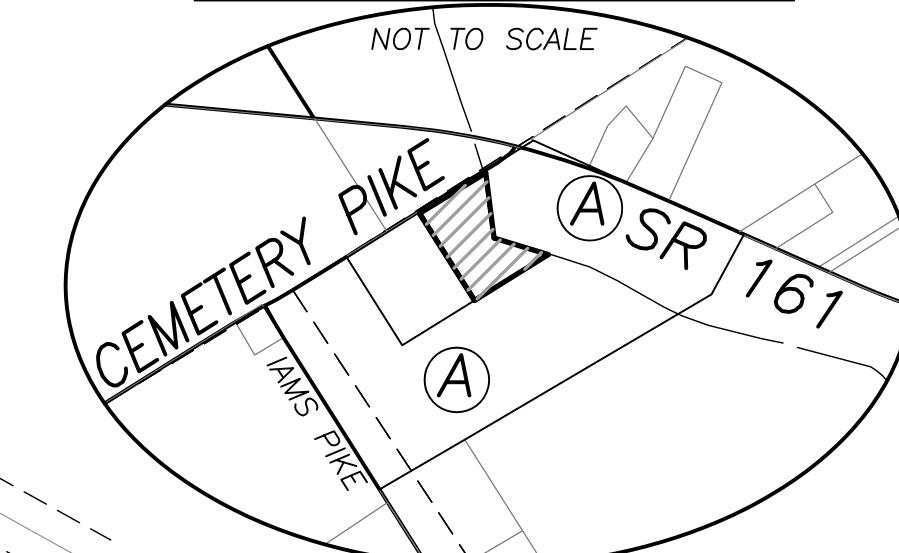


I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858

James R. Cottrell DATE: 1/5/2022

STATE ROUTE 161

### LOCATION MAP



### LEGEND

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

- 1" SQUARE IRON PIN (FOUND)
- 9" X 9" CONCRETE FENCE POST (FOUND)
- MAG NAIL (SET)
- △ 3/4" IRON PIPE & ALUMINUM CAP  
STAMPED "NCB P.S. 5969" (FOUND)
- ◇ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)

### COTTRILL SURVEYING, INC

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

3.7723± ACRES,  
VMS 3225, DARBY TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR COOPER

SCALE : 1" = 100'	JOB No. S211114	CREW: MW
100' 50' 0	100'	SURVEYED 1/04/22 DWN BY: RC
		DRAWN 1/05/22 CHECK: NC

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## 3.7723 Acre Tract Surveyed for Cooper

The following described 3.7723 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 3225, being part of a 42.609 acre tract (Parcel 02-00217.000) conveyed to Stephen and Nancy Patterson, Trustee by Official Record 320 page 1542, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Cemetery Pike (County Road 34, 50 feet right-of-way) at the North corner of a 5.001 acre tract conveyed to Stephen R and Nancy A Patterson, Joint Lives by Official Record 249 page 2038 and a corner to said 42.609 acre tract, said mag nail bears South 57° 46' 27" West a distance of 659.28 feet from a 1 inch square iron pin found at the intersection of the centerline of Cemetery Pike and the centerline subtangent of State Route 161;

Thence, with the centerline of Cemetery Pike, **North 57° 46' 27" East** a distance of **382.70 feet** to a mag nail set in the centerline of an open ditch;

Thence, across said 42.609 acre tract and with the centerline of said open ditch with the following three courses:

- 1) **South 08° 04' 42" East** a distance of **324.13 feet** to a point from which a 9" x 9" concrete fence post found bears South 60° 48' 10" West a distance of 16.00 feet;
- 2) **South 73° 59' 54" East** a distance of **280.16 feet** to a point;
- 3) leaving said open ditch, **South 57° 15' 24" West**, passing an iron pin and cap set at 20.00 feet, a total distance of **429.38 feet** to a 3/4 inch iron pipe and aluminum cap stamped "NCB 5969" found at the East corner of said Patterson's 5.001 acre tract;

Thence, with the Northeast line of said 5.001 acre tract, **North 33° 03' 21" West**, passing a 9" x 9" concrete fence post found at 225.86 feet, passing a 3/4 inch iron pipe and aluminum cap stamped "NCB 5969" found at 488.81 feet, a total distance of **508.64 feet** returning to the **Point of Beginning**, containing **3.7723 Acres** more or less.

Bearings are based on a GPS observation on November 20, 2020, 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 January 4, 2022 by James R. Cottrill, PS registration #6858. (Job #S211114-3.7723)



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