

**DEED REFERENCE**

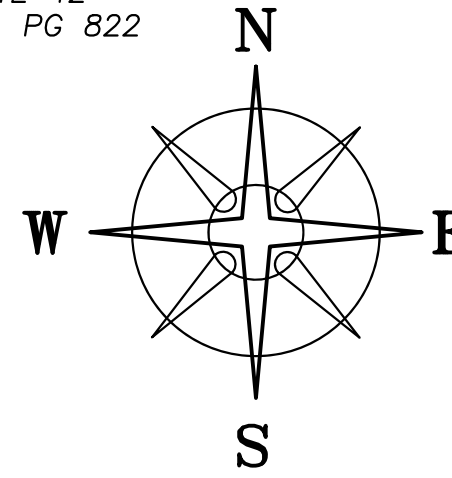
ANDREA L MAST  
OR 304 PG 2328

PARCEL No. 08-00585.000

Ⓐ 84.3196 ACRES  
90.4 ORG ACRES

BENJAMIN C & REBECCA S  
YOST TRUSTEE OF THE YOST FAMILY TRUST  
OR 386 PG 882  
41.6149 ACRES  
09-00024.002

BEARINGS ARE BASED ON THE  
CENTERLINE OF US ROUTE 42  
AS DESCRIBED IN OR 383 PG 822  
S 42°08'16" W



TAYLOR BLAIR ROAD (CR 14) (50'R/W)

**TPOB**  
N=724784.24'  
E=1732259.20'

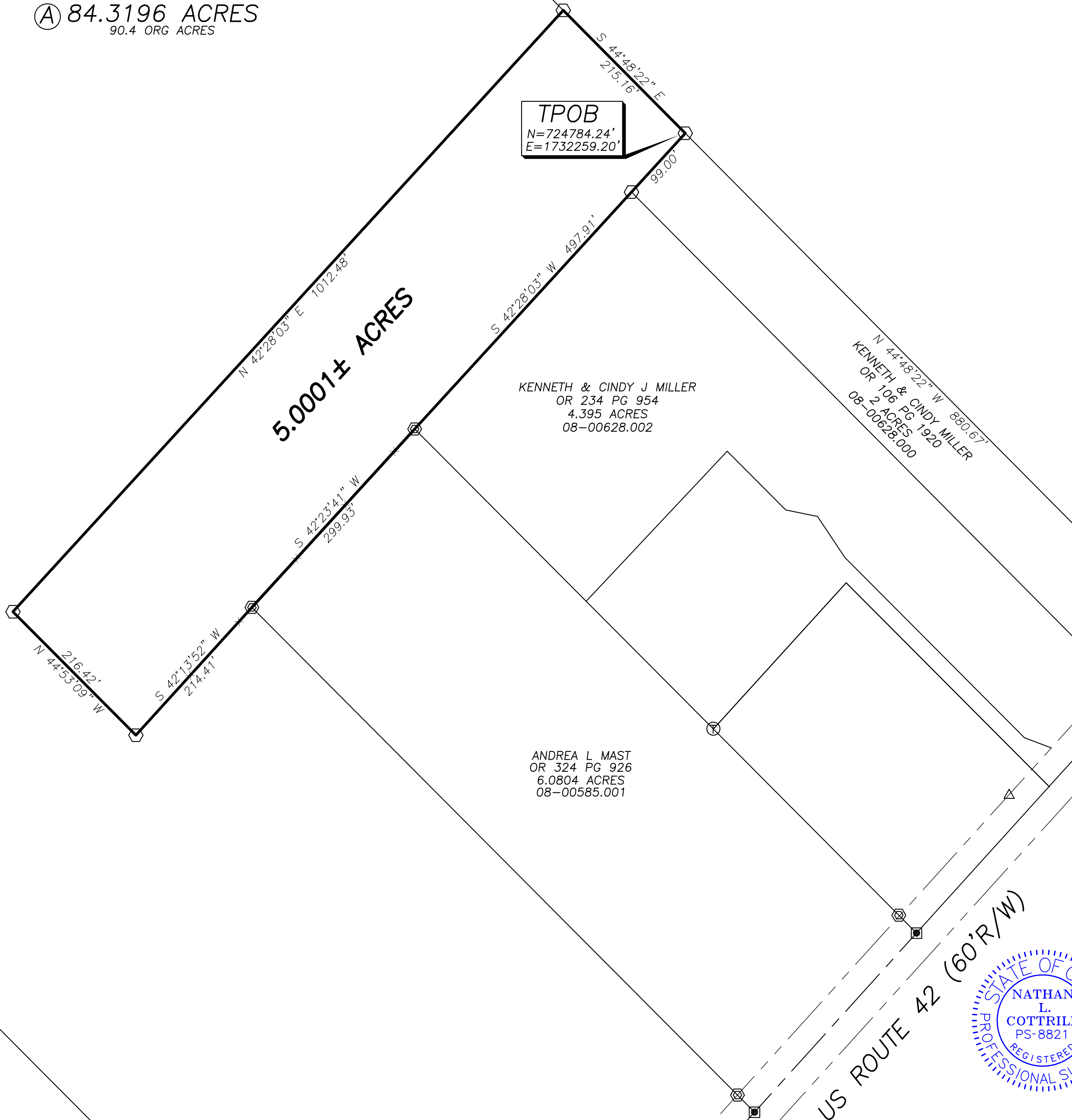
**POINT OF COMMENCEMENT**  
N=725383.34'  
E=1733996.00'

5.0001± ACRES

KENNETH & CINDY J MILLER  
OR 234 PG 954  
4.395 ACRES  
08-00628.002

KENNETH & CINDY MILLER  
OR 106 PG 1920  
2 ACRES  
08-00628.000

ANDREA L MAST  
OR 324 PG 926  
6.0804 ACRES  
08-00585.001



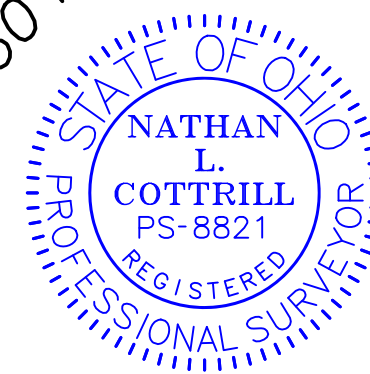
**LEGEND**

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

- MAG NAIL (FOUND)
- ▣ MONUMENT BOX (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**NOTE**

5.0001± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO ADJOINING 6.0804 ACRE TRACT.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821

*Nathan L. Cottrill* DATE: 11/02/23

**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

**5.0001± ACRES,**  
**VMS 6000, JEFFERSON TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR THOMAS JUSTUS**

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

JOB No. S231013 CREW: MW,AM  
SURVEYED 10/26/23 DWN BY: NC  
DRAWN 10/27/23 CHECK: JRC

# COTTRILL SURVEYING, INC

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

## 5.0001 Acre Tract Surveyed for Thomas Justus

The following described 5.0001 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, being part of an 84.3196 acre tract (Parcel 08-00585.000, 90.4 original acres) conveyed to Andrea L Mast by Official Record 304 page 2328, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of US Route 42 (60 feet right-of-way) and Taylor Blair Road (County Road 14, 50 feet right-of-way);

Thence, with the centerline of US Route 42 with the following two courses:

- 1) South 42° 07' 06" West a distance of 366.12 feet to a mag nail found;
- 2) South 42° 08' 16" West a distance of 1294.04 feet to a mag nail found at the East corner of a 2 acre tract conveyed to Kenneth and Cindy Miller by Official Record 106 page 1920 in the South corner of a 41.6149 acre tract conveyed to Benjamin C and Rebecca S Yost, Trustee of the Yost Family Trust by Official Record 386 page 882;

Thence, with the line between said 2 acre and 41.6149 acre tracts, North 44° 48' 22" West, passing an iron pin and cap previously set at 37.25 feet, a total distance of 880.67 feet to an iron pin and cap set at the North corner of said 2 acre tract and a corner to said 84.3196 acre tract and being the **True Point of Beginning**;

Thence, with the Northwest line of said 2 acre tract, **South 42° 28' 03" West**, passing an iron pin and cap set at the North corner of a 4.395 acre tract conveyed to Kenneth and Cindy Miller by Official Record 234 page 954 at 99.00 feet, continuing with the Northwest line of said 4.395 acre tract, a total distance of **497.91 feet** to an iron pin and cap previously set at the North corner of a 6.0804 acre tract conveyed to Andrea L Mast by Official Record 324 page 926;

Thence, along the Northwest line of said 6.0804 acre tract, **South 42° 23' 41" West** a distance of **299.93 feet** to an iron pin and cap previously set at the West corner of said 6.0804 acre tract and a corner to said 84.3196 acre tract;

Thence, across said 84.3196 acre tract with the following three new courses:

- 1) **South 42° 13' 52" West** a distance of **214.41 feet** to an iron pin and cap set;
- 2) **North 44° 53' 09" West** a distance of **216.42 feet** to an iron pin and cap set;
- 3) **North 42° 28' 03" East** a distance of **1012.48 feet** to an iron pin and cap set in the Southwest line of said Yost's 41.6149 acre tract;

Thence, with the Southwest line of said 41.6149 acre tract, **South 44° 48' 22" East** a distance of **215.16 feet** returning to the **True Point of Beginning**, containing **5.0001 Acres** more or less


Bearings are based on the centerline of US Route 42 (North 42° 08' 16" West) as described in Official Record 383 page 822.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on October 26, 2023.



  
Nathan L. Cottrill, PS #8821  
(Job #S231013-5.0001)