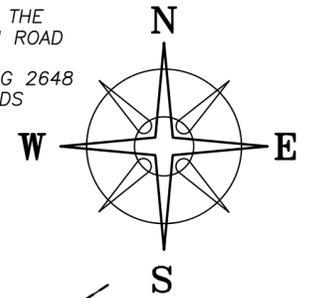


DEED REFERENCE

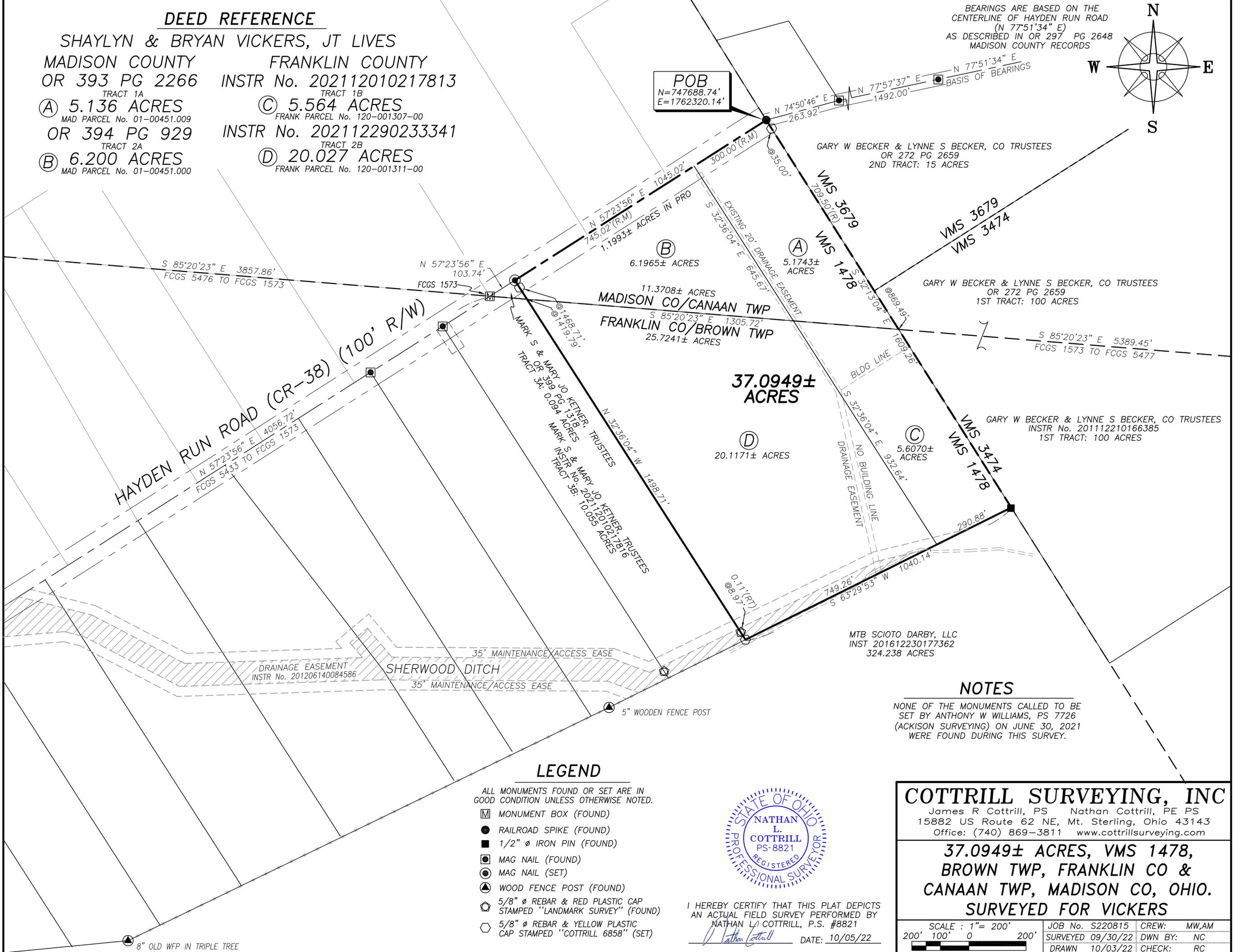
SHAYLYN & BRYAN VICKERS, JT LIVES
 MADISON COUNTY
 OR 393 PG 2266
 TRACT 1A
(A) 5.136 ACRES
 MAD PARCEL No. 01-00451.009
 OR 394 PG 929
 TRACT 2A
(B) 6.200 ACRES
 MAD PARCEL No. 01-00451.000

FRANKLIN COUNTY
 INSTR No. 202112010217813
 TRACT 1B
(C) 5.564 ACRES
 FRANK PARCEL No. 120-001307-00
 INSTR No. 202112290233341
 TRACT 2B
(D) 20.027 ACRES
 FRANK PARCEL No. 120-001311-00

BEARINGS ARE BASED ON THE
 CENTERLINE OF HAYDEN RUN ROAD
 (N 77°51'34" E)
 AS DESCRIBED IN OR 297 PG 2648
 MADISON COUNTY RECORDS



POB
 N=747688.74'
 E=1762320.14'



**37.0949±
ACRES**

HAYDEN RUN ROAD (CR-38) (100' R/W)

SHERWOOD DITCH

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
- RAILROAD SPIKE (FOUND)
- 1/2" Ø IRON PIN (FOUND)
- ◼ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ▲ WOOD FENCE POST (FOUND)
- ⊕ 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "LANDMARK SURVEY" (FOUND)
- ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 DATE: 10/05/22

NOTES

NONE OF THE MONUMENTS CALLED TO BE SET BY ANTHONY W WILLIAMS, PS 7726 (ACKISON SURVEYING) ON JUNE 30, 2021 WERE FOUND DURING THIS SURVEY.

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

37.0949± ACRES, VMS 1478, BROWN TWP, FRANKLIN CO & CANAAN TWP, MADISON CO, OHIO. SURVEYED FOR VICKERS

SCALE : 1" = 200'
 200' 100' 0 200'

JOB No. S220815 CREW: MW,AM
 SURVEYED 09/30/22 DWN BY: NC
 DRAWN 10/03/22 CHECK: RC

8" OLD WFP IN TRIPLE TREE

COTTRILL SURVEYING, INC

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

37.0949 Acre Tract *Surveyed for Vickers*

The following described 37.0949 acre tract is situated in the State of Ohio, Canaan Township, Madison County and Brown Township, Franklin County, VMS 1478, being all of a 5.136 acre tract (Madison County Parcel 01-00451.009, Tract 1A) conveyed to Shaylyn and Bryan Vickers, Joint Lives by Official Record 393 page 2266, all of a 6.200 acre tract (Madison County Parcel 01-00451.000, Tract 2A) conveyed to Shaylyn and Bryan Vickers, Joint Lives by Official Record 394 page 929, all of a 5.564 acre tract (Franklin County Parcel 120-001307-00, Tract 1B) conveyed to Shaylyn and Bryan Vickers, Joint Lives by Instrument Number 202112010217813 and all of a 20.027 acre tract (Franklin County Parcel 120-001311-00, Tract 2B) conveyed to Shaylyn and Bryan Vickers, Joint Lives by Instrument Number 202112290233341, and being more particularly described as follows:

Beginning at a railroad spike found at an angle point in the centerline of Hayden Run Road (County Road 38, 100 feet right-of-way), in the line between VMS 1478 and VMS 3679, and being the west corner of a 15 acre tract conveyed to Gary W Becker and Lynne S Becker, Co. Trustees by Official Record 272 page 2659 (Madison County) and the north corner of said 5.136 acre tract, said railroad spike bears North 57° 23' 56" East a distance of 1148.76 feet from FCGS 1573 found at the intersection of the centerline of Hayden Run Road and Madison/Franklin County line;

Thence, with the Southwest line of said 15 acre tract and with said VMS line, **South 32° 13' 04" East**, passing an iron pin and cap set at 35.00 feet, passing the west corner of a 100 acre tract conveyed to Gary W Becker and Lynne S Becker, Co. Trustees by Official Record 272 page 2659 (Madison County) and Instrument Number 201112210166385 (Franklin County) and the west corner of VMS 3474 at 709.50 feet, passing the Madison/Franklin County line and the northeast corner of said 5.564 acre tract at 869.49 feet, a total distance of **1609.26 feet** to a 1/2 inch diameter iron pin found at the north corner of a 324.238 acre tract conveyed to MTB Scioto Darby, LLC by Instrument Number 201612230177362 (Franklin County);

Thence, with the northwest line of said 324.238 acre tract, **South 63° 29' 53" West**, passing the east corner of said 20.027 acre tract at 290.88 feet, a total distance of **1040.14 feet** to an iron pin and cap set at the east corner of a 10.055 acre tract conveyed to Mark S and Mary Jo Ketner, Trustees by Instrument Number 202112010217816 (Franklin County);

Thence, with the northeast line of said 10.055 acre tract, **North 32° 36' 04" West**, passing a 5/8 inch diameter rebar and red plastic cap stamped "Landmark Surveying" found 0.11 feet right at 8.97 feet, passing the Franklin/Madison County line, the southeast corner of a 0.094 acre tract onveyed to Mark S and Mary Jo Ketner, Trustees by Official Record 399 page 1318 (Madison County) and the southwest corner of said 6.200 acre tract at 1419.79 feet, passing an iron pin and cap set at 1468.71 feet, a total distance of **1498.71 feet** to a mag nail set in the centerline of Hayden Run Road;

Thence, with the centerline of Hayden Run Road, **North 57° 23' 56" East**, passing the west corner of said 5.136 acre tract at 745.02 feet, a total distance of **1045.02 feet** returning to the **Point of Beginning**, containing **37.0949 Acres** more or less, of which 1.1993 acres more or less is in PRO of Hayden Run Road, 11.3708 acres more or less is in Madison County, Canaan Township and 25.7241 acres more or less is in Franklin County, Brown Township, of which 5.1743 acres more or less is all of said 5.136 acre tract, 6.1965 acres

more or less is all of said 6.200 acre tract, 5.6070 acres more or less is all of said 5.564 acre tract and 20.1171 acres more or less is all of said 20.027 acre tract.

Bearings are based on the centerline of Hayden Run Road (North 77° 51' 34" East) as described in Official Record 297 page 2648, Madison County Records.

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 September 30, 2022 by Nathan L. Cottrill, PS registration #8821.




Nathan L. Cottrill, PS #8821
(Job #S220815-37.0949)