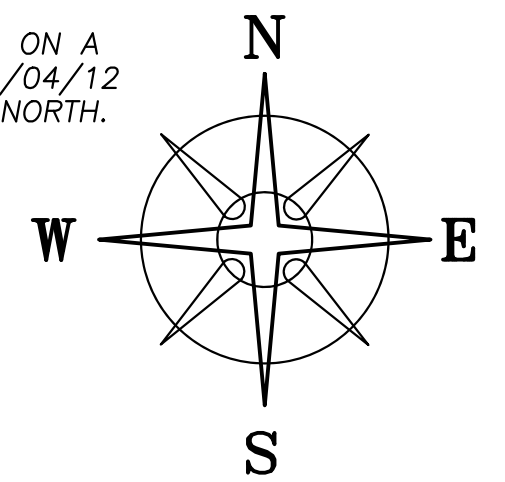


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 6/04/12  
WGS 1984 GEODETIC NORTH.



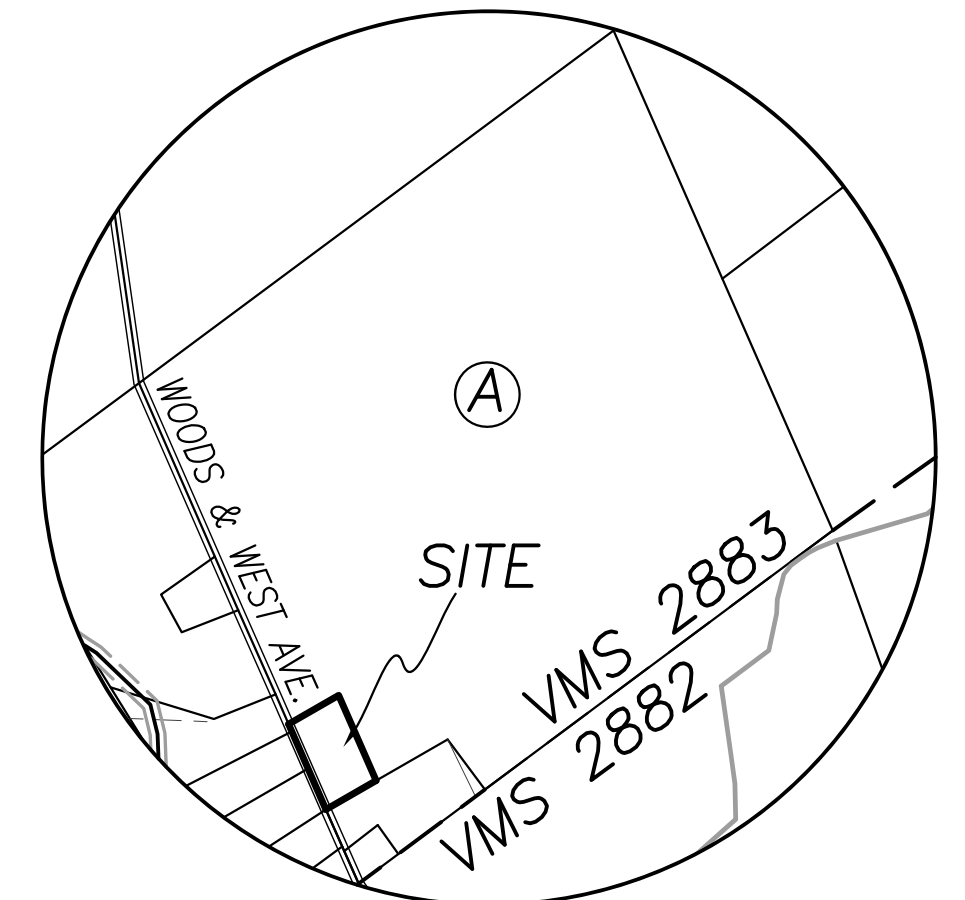
**DEED REFERENCE**  
ENOCH & LEANNA C  
EICHORN, JT LIVES  
OR 377 PG 2653  
PARCEL No. 11-00386.011  
170.2663 ACRES

3.0000± ACRES

JASON EVERETT & ERICA ELAINE  
WARREN, JT LIVES  
OR 218 PG 1869  
5 ACRES  
PLAT 65-06

**LOCATION MAP**

NOT TO SCALE



**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

**3.0000± ACRES,**  
**VMS 2883, MONROE TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR EICHORN**

SCALE : 1" = 60'  
60' 30' 0' 60'

JOB No. S221012	CREW: MW,AM
SURVEYED 11/2022	DWN BY: NC
DRAWN 11/2022	CHECK: RC

**LEGEND**

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

- MAG NAIL (FOUND)
- MAG NAIL (SET)
- IRON PIN (FOUND)
- △ 1/2" Ø REBAR (FOUND)
- 5/8" Ø REBAR (FOUND)
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- Ⓣ 3/4" IRON "T" BAR (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "PRIDAY 7277" (FOUND)
- ⊕ 1/2" Ø REBAR & ORANGE PLASTIC CAP STAMPED "BAKER 5539" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREVIOUSLY SET)



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

DATE: 11/23/22

POINT OF  
COMMENCEMENT

LAFAYETTE-PLAIN CITY ROAD (CR-5, 50' R/W)

VMS 2883  
VMS 2882

WOODS & WEST AVE.  
(CR 125, 50' R/W)

N 60°06'01" E 285.80'

⊙25.15'

N 2°33'7.41" E 460.00'

N 46°00'00" W 460.00'

Ⓣ

⊙260.98'

S 60°06'01" W 285.80'

**TPOB**  
N=740143.01'  
E=1719439.63'

N 2°35'12.3" W 400.09'

S 2°33'7.41" E 460.00'

N 34°54'11" W 7039.77'

# COTTRILL SURVEYING, INC

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

## 3.0000 Acre Tract Surveyed for Eichorn

The following described 3.0000 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2883, being part of a 170.2663 acre tract (Parcel 11-00386.011) conveyed to Enoch and Leanna C Eichorn, Joint Lives by Official Record 377 page 2653, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Woods & West Avenue (County Road 125, 50 feet right-of-way) and Lafayette-Plain City Road (County Road 5, 50 feet right-of-way);

Thence, with the centerline of Woods & West Avenue with the following two courses:

- 1) North 34° 54' 11" West a distance of 1038.77 feet to a 1/2 inch diameter pipe found in the line between VMS 2883 and 2882;
- 2) North 23° 51' 23" West a distance of 400.09 feet to an iron pin found at the West corner of a 5.000 acre tract conveyed to Jason Everett and Erica Elaine Warren, Joint Lives by Official Record 218 page 1869 and a corner to said 170.2663 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Woods & West Avenue, **North 23° 37' 41" West** a distance of **460.00 feet** to a mag nail set;

Thence, across said 170.2663 acre tract with the following two new courses:

- 1) **North 60° 06' 01" East**, passing an iron pin and cap set at 25.15 feet, a total distance of **285.80 feet** to an iron pin and cap set;
- 2) **South 23° 37' 41" East** a distance of **460.00 feet** to an iron pin and cap set in the Northwest line of said Warren's 5 acre tract;

Thence, with the Northwest line of said 5 acre tract, **South 60° 06' 01" West**, passing an iron pin and cap previously set at 260.98 feet, a total distance of **285.80 feet** returning to the **True Point of Beginning**, containing **3.0000 Acres** more or less.

Bearings are based on a GPS observation on June 4, 2012, 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 November of 2022 by Nathan L. Cottrill, PS registration #8821.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821  
(Job #S221012-3.0000)