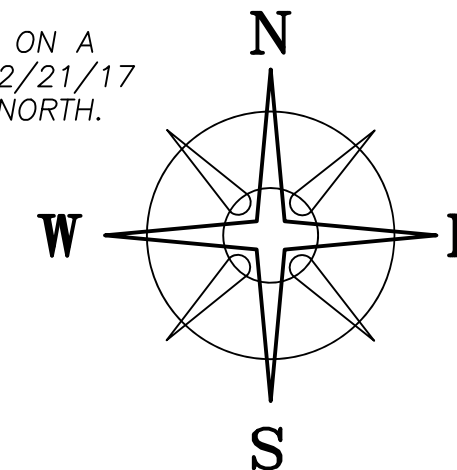


LEGEND

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

- 3/4" Ø IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- ⊙ 3/4" Ø IRON PIPE (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)
- ▲ UNION/MADISON NE 9" SQ. STONE W/ DIMPLE
- RAILROAD SPIKE (FOUND)
- ⦿ RAILROAD SPIKE (SET)
- ⊙ P.K. NAIL & WASHER (FOUND)

BEARINGS ARE BASED ON A GPS OBSERVATION ON 02/21/17 WGS 1984 GEODETIC NORTH.



DEED REFERENCE

FRANCES TABER,
TOD JUSTIN TABER
OR 356 PG 913
PARCEL No. 02-00251.000
Ⓐ 2.743 ACRES
5.727 ORG ACRES

2.7976± ACRES

Ⓐ

POB

N=767820.11'
E=1770366.55'



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

Nathan L. Cottrill DATE: 05/30/23

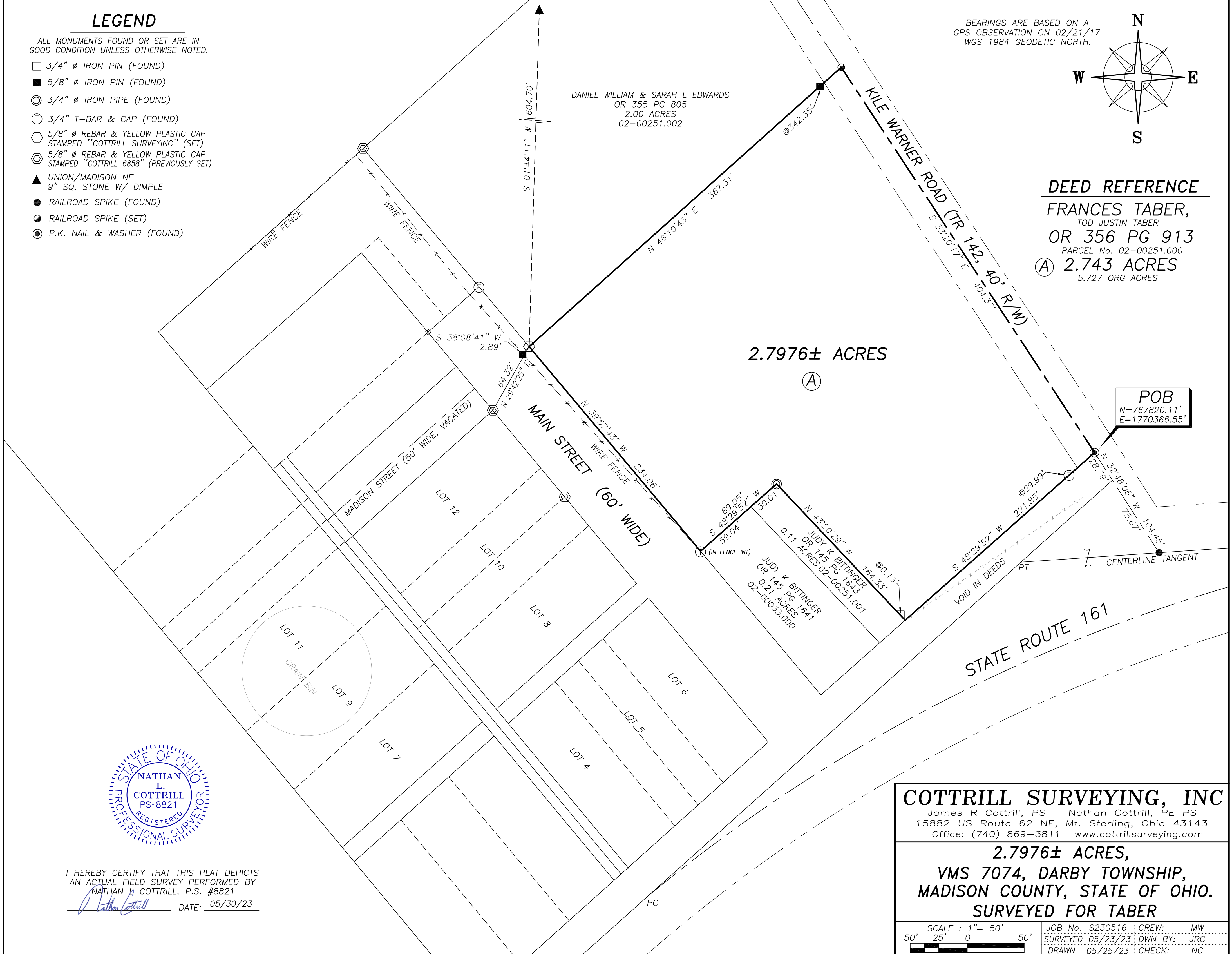
COTTRILL SURVEYING, INC

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

2.7976± ACRES,
VMS 7074, DARBY TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TABER

SCALE : 1" = 50'
50' 25' 0 50'

JOB No. S230516 CREW: MW
SURVEYED 05/23/23 DWN BY: JRC
DRAWN 05/25/23 CHECK: NC



COTTRILL SURVEYING, INC

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

2.7976 Acre Tract Surveyed for Taber

The following described 2.7976 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 7074, being all of a 2.743 acre tract (Parcel 02-00251.000, 5.727 original acres) conveyed to Frances Taber, TOD Justin Taber by Official Record 356 page 913, and being more particularly described as follows:

Beginning at a PK nail and washer found in the centerline of Kile Warner Road (Township Road 142, 40 feet right-of-way) at the East corner of said 2.743 acre tract, said nail bears North 32° 48' 06" West a distance of 104.45 feet from a railroad spike found at the intersection of the centerline of Kile Warner Road with the centerline tangent of State Route 161;

Thence, with the Southeast line of said 2.743 acre tract, **South 48° 29' 52" West**, passing a 3/4 inch T-bar and cap found at 29.99 feet, a total distance of **221.85 feet** to the East corner of a 0.11 acre tract conveyed to Judy K Bittinger by Official Record 145 page 1643;

Thence, around said 0.11 acre tract with the following two courses:

- 1) **North 43° 20' 29" West**, passing a 3/4 inch diameter iron pin found at 0.13 feet, a total distance of **164.33 feet** to a 3/4 inch diameter iron pipe found;
- 2) **South 48° 29' 52" West**, passing the North corner of a 0.21 acre tract conveyed to Judy K Bittinger by Official Record 145 page 1641 at 30.01 feet, a total distance of **89.05 feet** to a 3/4 inch T-bar and cap found in the Northeast line of Main Street (60 feet wide);

Thence, with the Northeast line of Main Street, **North 39° 57' 43" West** a distance of **234.06 feet** to an iron pin and cap set at the South corner of a 2.00 acre tract conveyed to Daniel William and Sarah L Edwards by Official Record 355 page 805;

Thence, with the Southeast line of said 2.00 acre tract, **North 48° 10' 43" East**, passing a 5/8 inch diameter iron pin found at 342.35 feet, a total distance of **367.31 feet** to a railroad spike set in the centerline of Kile Warner Road;

Thence, with the centerline of Kile Warner Road, **South 33° 20' 17" East** a distance of **404.37 feet** returning to the **Point of Beginning**, containing **2.7976 Acres** more or less.

Bearings are based on a GPS observation on February 21, 2017, WGS 1984 Geodetic North.

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 May 23, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230516-2.7976)