

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/28/23
WGS 1984 GEODETIC NORTH.

JUSTIN R ADAMS
OR 411 PG 764
13-00062.000
TRACT IV: SECOND TRACT: 249.62 ACRES

POB
N=672472.99'
E=1731712.48'

15.7210± ACRES

6.8132± ACRES

8.9077± ACRES

DEER CREEK

FAIRFIELD TWP

OAK RUN TWP

BIG PLAIN-CIRCLEVILLE ROAD (CR4, 50' R/W)

DEED REFERENCE
DYLAN WILLIAM BERGMAN &
MEGAN MICHELLE KNAPKE, JT LIVES
OR 348 PG 1069
Ⓐ 15.46 ACRES
FAIRFIELD TWP - 7.46 ACRES
PARCEL No. 07-00252.000
OAK RUN TWP - 8.00 ACRES
PARCEL No. 13-00062.001

JOHN I ANDRIX, TRUSTEE
OF THE JOHN I ANDRIX TRUST AGREEMENT
OR 404 PG 2235
177 ORG ACRES
07-00014.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ MAG NAIL (SET)
- RAILROAD SPIKE (FOUND)
- ⊕ USGS 1964 MONUMENT (FOUND)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- 8" SQUARE CONC POST (FOUND, CUT OFF AT GRADE)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 08/04/23

JOHN I ANDRIX, TRUSTEE
OF THE JOHN I ANDRIX TRUST AGREEMENT
OR 404 PG 2235
177 ORG ACRES
13-00002.000

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

15.7210± ACRES, VMS 4193
FAIRFIELD TWP & OAK RUN TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BERGMAN/KNAPKE

SCALE : 1" = 100'	JOB No. S230713	CREW: MW,AM
100' 50' 0 100'	SURVEYED 08/01/23	DWN BY: NC
	DRAWN 08/02/23	CHECK: MW

COTTRILL SURVEYING, INC

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

15.7210 Acre Tract Surveyed for Bergman/Knapke

The following described 15.7210 acre tract is situated in the State of Ohio, Madison County, Fairfield Township and Oak Run Township, VMS 4193, being all of a 15.46 acre tract (Fairfield Township Parcel 07-00252.000, 7.46 acres and Oak Run Township Parcel 13-00062.001, 8.00 acres) conveyed to Dylan William Bergman and Megan Michelle Knapke, Joint Lives by Official Record 348 page 1069, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Big Plain-Circleville Road (County Road for, 50 feet right-of-way) at the Northeast corner of a 249.62 acre tract conveyed to Justin R Adams by Official Record 411 page 764 in the Northwest corner of said 15.46 acre tract, said railroad spike bears North 66° 13' 21" West a distance of 155.12 feet and North 57° 00' 51" West a distance of 44.55 feet from a mag nail set in the centerline of a bridge over Deer Creek at the intersection of the centerline of Big Plain-Circleville Road with the line between Fairfield and Oak Run Townships;

Thence, with the centerline of Big Plain-Circleville Road with the following two courses:

- 1) **South 57° 00' 51" East** a distance of **44.55 feet** to a mag nail set;
- 2) **South 66° 13' 21" East**, passing the Fairfield/Oak Run Township Line at 155.12 feet, a total distance of **294.19 feet** to a railroad spike found at the Northwest corner of a 177 original acre tract conveyed to John I Andrix, Trustee;

Thence, around said 177 original acre tract with the following four courses:

- 1) **South 03° 38' 19" West**, passing an iron pin and cap set at 28.38 feet, a total distance of **766.57 feet** to an iron pin and cap set on a levee;
- 2) **South 11° 53' 38" West** a distance of **551.69 feet** to an iron pin and cap set on the east bank of Deer Creek;
- 3) **South 88° 22' 33" West**, passing the centerline of Deer Creek and Fairfield/Oak Run Township Line at 34.88 feet, a total distance of **276.13 feet** to an iron pin and cap set;
- 4) **North 73° 20' 59" West** a distance of **340.01 feet** to an iron pin and cap set in the East line of said Adams' 249.62 acre tract;

Thence, with the East line of said 249.62 acre tract, **North 18° 37' 04" East**, passing an iron pin and cap set at 1396.51 feet, a total distance of **1433.14 feet** returning to the **Point of Beginning**, containing **15.7210 Acres** more or less, of which 6.8132 acres more or less is in Fairfield Township and 8.9077 acres more or less is in Oak Run Township.

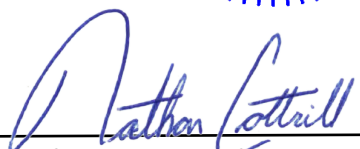
Bearings are based on a GPS observation on July 28, 2023, WGS 1984 Geodetic North.

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 August 1, 2023.




Nathan L. Cottrill, PS #8821
(Job #S230713-15.7210)

N=672472.99'
E=1731712.48'

JUSTIN R ADAMS
OR 411 PG 764
13-00062.000
TRACT IV: SECOND TRACT: 249.62 ACRES

15.7210± ACRES

BETWEEN SPC
N 66°03'04" W
2384.18'

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177 ORG ACRES
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N=671484.98'
E=1733882.14'

