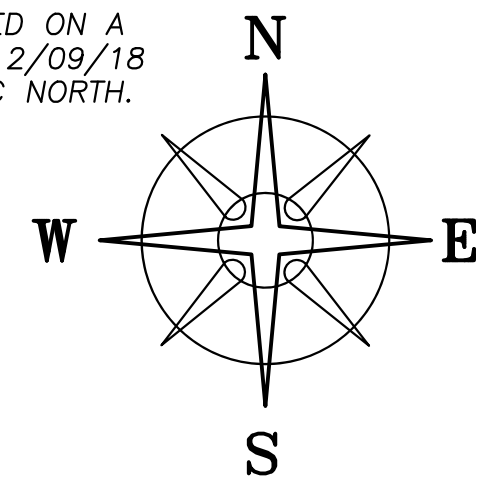


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 2/09/18
WGS 1984 GEODETIC NORTH.

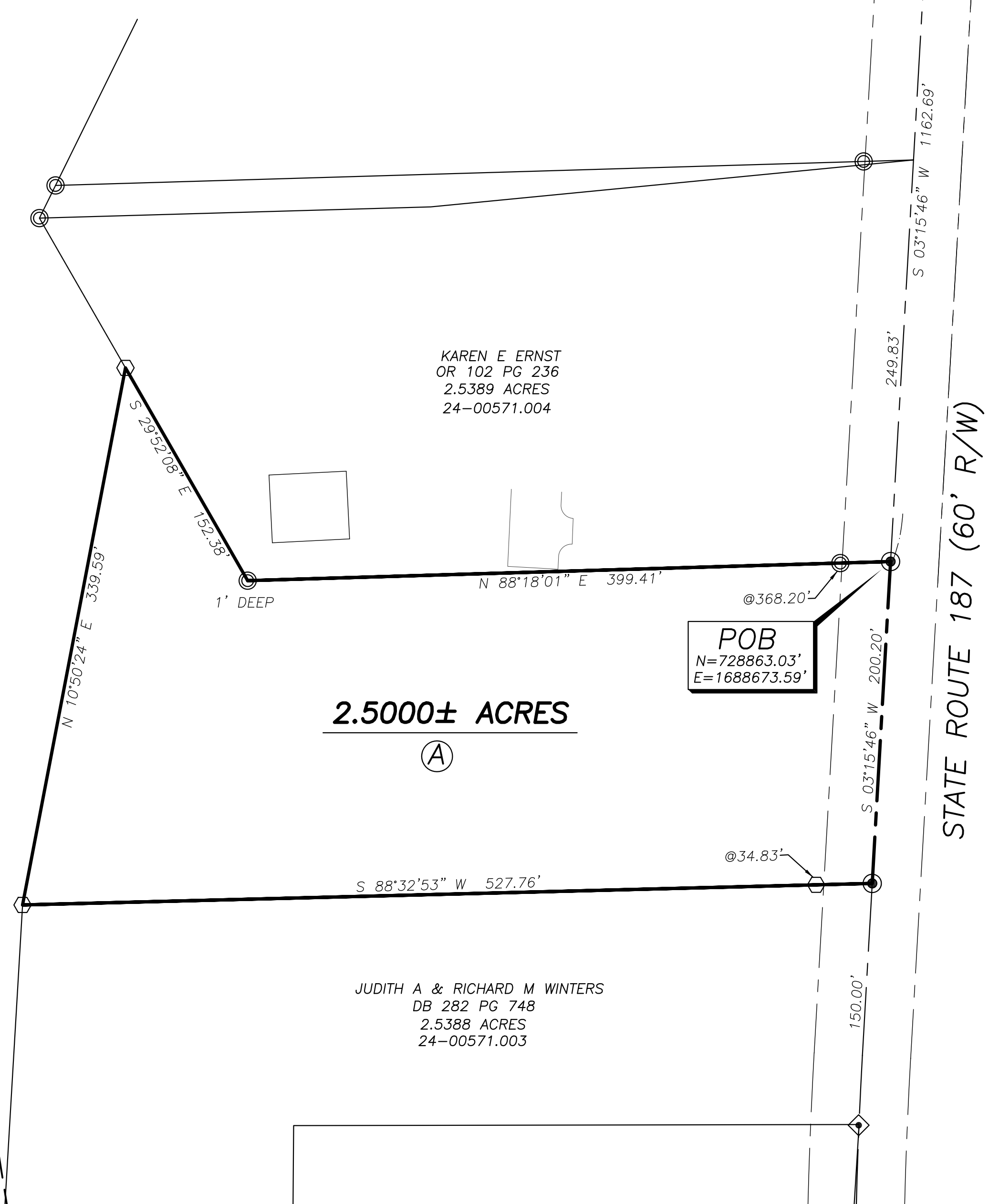
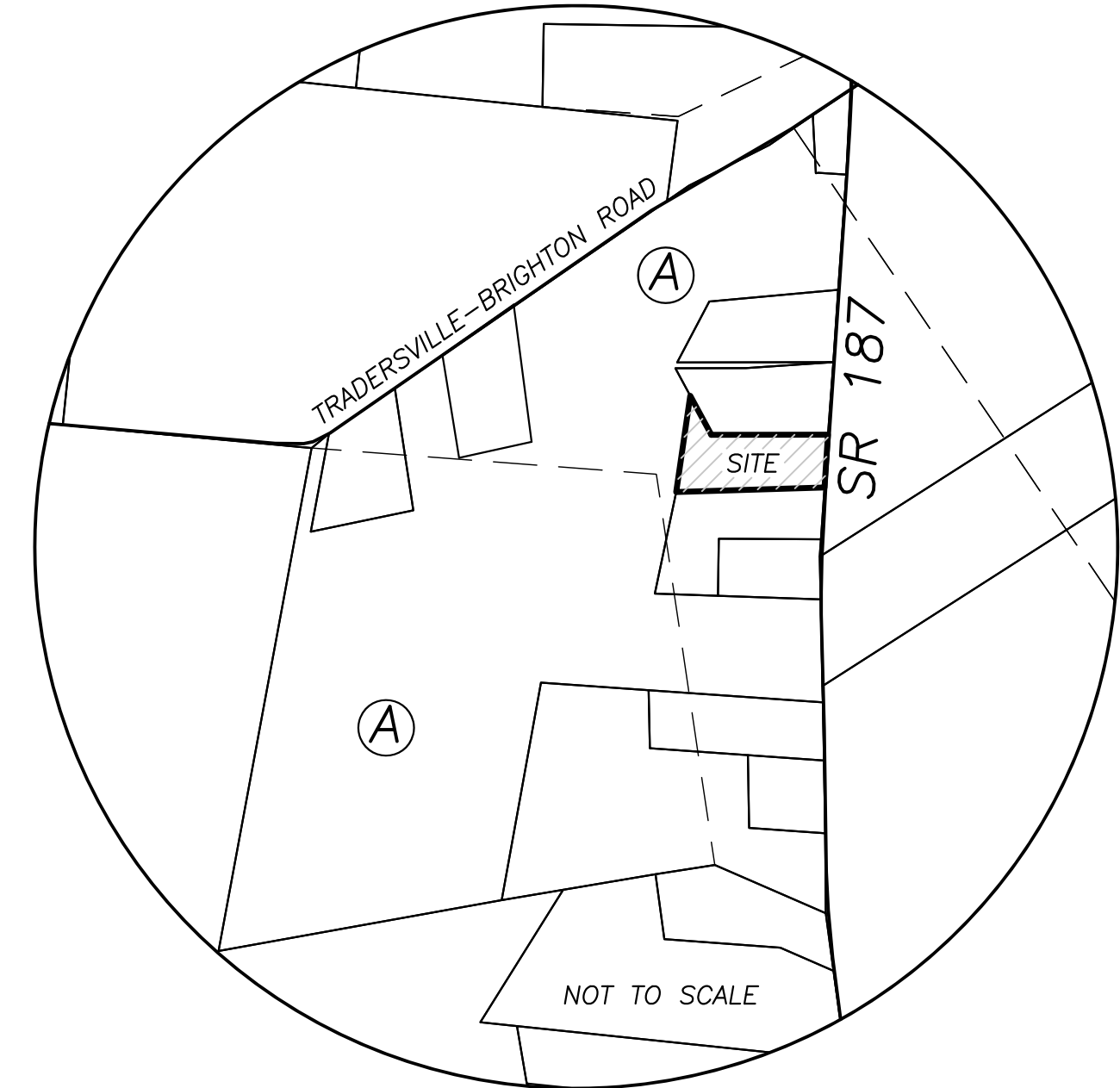


DEED REFERENCE
PATRICIA J. THOMPSON 3/24, ETAL 21/24
OR 388 PG 2139
PARCEL No. 24-00571.000
Ⓐ 64.8346 ACRES
96.07 ORIGINAL ACRES

TRADERSVILLE-BRIGHTON ROAD
(CR-113, 60' R/W)

S 00°02'44" E
35.42'

LOCATION MAP



KAREN E ERNST
OR 102 PG 236
2.5389 ACRES
24-00571.004

POB
N=728863.03'
E=1688673.59'

2.5000± ACRES

JUDITH A & RICHARD M WINTERS
DB 282 PG 748
2.5388 ACRES
24-00571.003

STATE ROUTE 187 (60' R/W)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ◇ PK NAIL (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 12/19/22

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

2.5000± ACRES,
VMS 12916, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR THOMPSON

SCALE : 1" = 60'	JOB No. S221203	CREW: MW
	SURVEYED 12/15/22	DWN BY: NC
	DRAWN 12/16/22	CHECK: RC

VMS 12916
VMS 6348

COTTRILL SURVEYING, INC

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

2.5000 Acre Tract Surveyed for Thompson

The following described 2.5000 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 12916, being part of a 64.3846 acre tract (Parcel 24-00571.000, 96.07 original acres) conveyed to Patricia J Thompson (3/24), et al (21-24) by Official Record 388 page 2139, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 187 (60 feet right-of-way) at the Southeast corner of a 2.5389 acre tract conveyed to Karen E Ernst by Official Record 102 page 236 and a corner to said 64.8346 acre tract, said mag nail bears South 00° 02' 44" East a distance of 35.42 feet and South 03° 15' 46" West a distance of 1162.69 feet from a monument box found at the intersection of the centerline tangent of State Route 187 and the centerline of Tradersville-Brighton Road (County Road 113, 60 feet right-of-way);

Thence, with the centerline of State Route 187, **South 03° 15' 46" West** a distance of **200.20 feet** to a mag nail set at the Northeast corner of a 2.5388 acre tract conveyed to Judith A and Richard M Winters by Deed Book 282 page 748;

Thence, with the North line of said 2.5388 acre tract, **South 88° 32' 53" West**, passing iron pin and cap set at 34.83 feet, a total distance of **527.76 feet** to an iron pin and cap set at the Northwest corner of said 2.5388 acre tract;

Thence, with a new line across said 64.8346 acre tract, **North 10° 50' 24" East** a distance of **339.59 feet** to an iron pin and cap set in the Southwest line of said 2.5389 acre tract;

Thence, around said 2.5389 acre tract with the following two courses:

- 1) **South 29° 52' 08" East** a distance of **152.38 feet** to a 3/4 inch diameter iron pipe found 1 foot deep;
- 2) **North 88° 18' 01" East**, passing a 3/4 inch diameter iron pipe found at 368.20 feet, a total distance of **399.41 feet** returning to the **Point of Beginning**, containing **2.5000 Acres** more or less.

Bearings are based on a GPS observation on February 9, 2018, 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 December 15, 2022 by Nathan L. Cottrill, PS registration #8821.



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

Nathan L. Cottrill, PS #8821
(Job #S221203-2.5000)