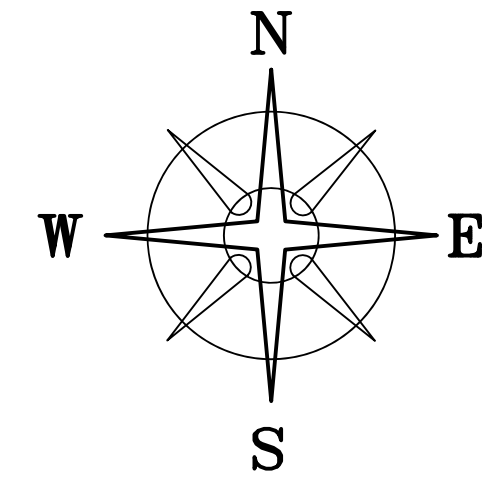


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 12/05/16  
WGS 1984 GEODETIC NORTH.

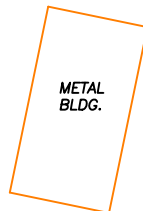


DEED REFERENCE  
JANIE M LADLEY &  
DOUGLAS E CRABBE, JT LIVES  
OR 263 PG 1187  
PARCEL No. 17-00415.000  
Ⓐ 6.5983 ACRES

CHARLES K & LINDA S  
BRICKER, JT LIVES  
OR 371 PG 600  
19.706 ACRES  
17-00048.000

2.5286± ACRES  
Ⓐ

VMS 464  
VMS 874



OLIVE D WILSON, TOD  
OR 332 PG 1288  
24.807 ACRES  
17-00415.001

**\*\*NOTE\*\***

2.5286± ACRE TRACT IS TO  
BECOME PART OF AND  
CONTINGENT TO ADJOINING  
19.706 ACRE TRACT.



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

*Nathan Cottrill* DATE: 11/19/24

**LEGEND**

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

- ▣ MONUMENT BOX (FOUND)
- ⊙ 3/4" ∅ CONDUIT (FOUND)
- ▲ R/W MONUMENT (FOUND)
- △ COUNTY MONUMENT 02-005 (FOUND)
- IRON PIN (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)

MADISON CO.  
PICKAWAY CO.

**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

**2.5286± ACRES,  
VMS 464 & 874, PLEASANT TWP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR LADLEY/BRICKER**

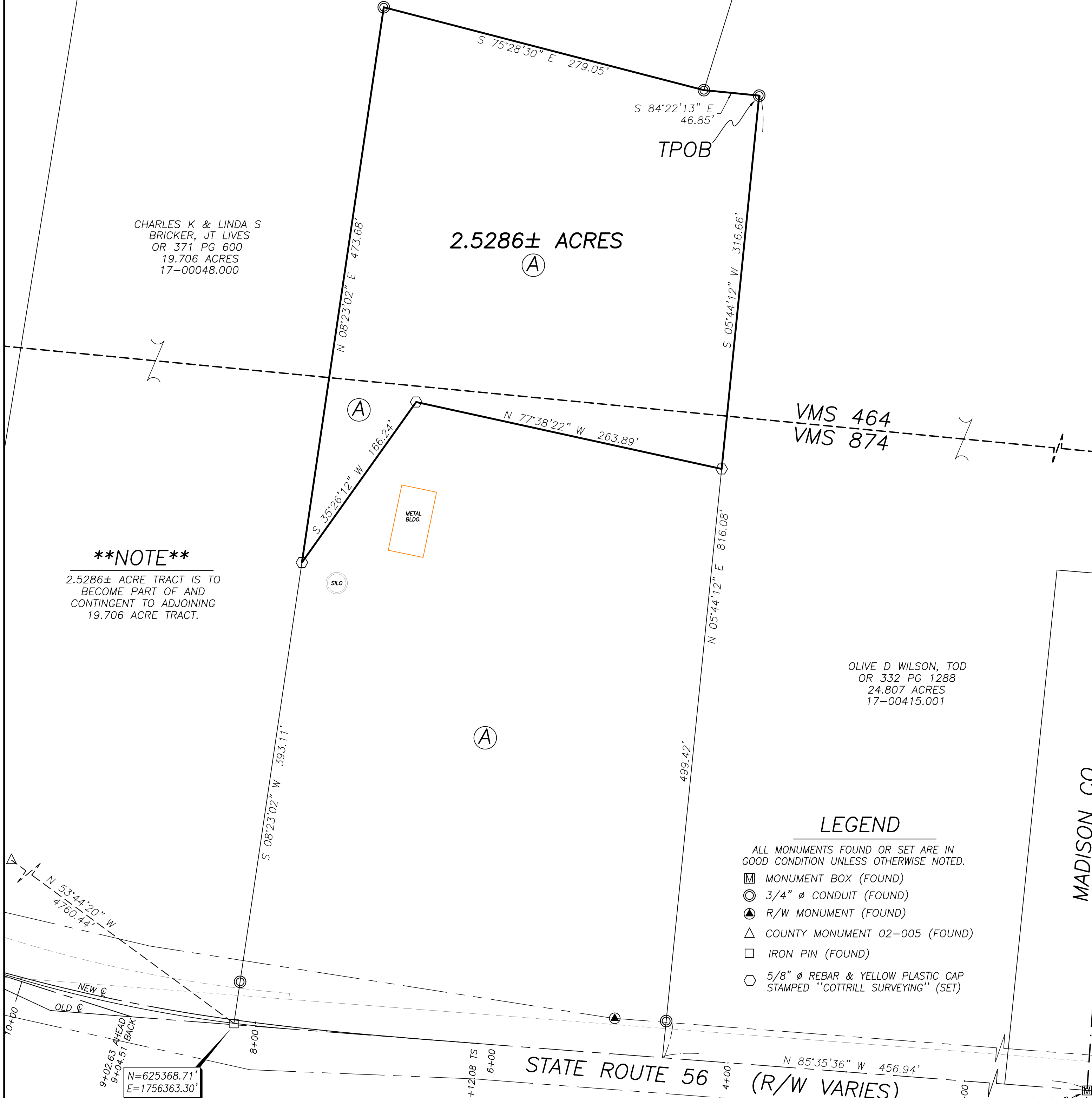
SCALE : 1" = 60'  
60' 30' 0' 60'

JOB No. S241019 CREW: MW,AM  
SURVEYED 11/13/24 DWN BY: NC  
DRAWN 11/14/24 CHECK: RC

N 53°44'20" W 4760.47'  
NEW ∅  
OLD ∅  
9+02.63 AHEAD  
9+04.51 BACK  
N=625368.71'  
E=1756363.30'

STATE ROUTE 56 (R/W VARIES)  
N 85°35'36" W 456.94'

POINT OF  
COMMENCEMENT



# COTTRILL SURVEYING, INC

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

## 2.5286 Acre Tract Surveyed for Ladley/Bricker

The following described 2.5286 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 464 and VMS 874, being part of a 6.5983 acre tract (Parcel 17-00415.000) as conveyed to Janie M Ladley and Douglas E Crabbe, Joint Lives of Official Record 263 page 1187, and being more particularly described as follows:

Commencing at a monument box found at intersection of centerline of State Route 56 with the line between Madison County and Pickaway County;

Thence, with the centerline of State Route 56, North 85° 35' 36" West a distance of 456.94 feet to the Southwest corner of a 24.807 acre tract conveyed to Olive D Wilson, TOD by Official Record 332 page 1288 and the Southeast corner of said 6.5983 acre tract;

Thence, with the line between said 24.807 acre and said 6.5983 acre tracts, North 05° 44' 12" East a distance of 816.08 feet to a 3/4 inch diameter conduit found at the Northeast corner of said 6.5983 acre tract and being the **True Point of Beginning**;

Thence, with the line between said 24.807 acre and said 6.5983 acre tracts, **South 05° 44' 12" West** a distance of **316.66 feet** to an iron pin and cap set;

Thence, across said 6.5983 acre tract with the following two new courses:

- 1) **North 77° 38' 22" West** a distance of **263.89 feet** to an iron pin and cap set;
- 2) **South 35° 26' 12" West** a distance of **166.24 feet** to an iron pin and cap set in the East line of a 19.706 acre tract conveyed to Charles K and Linda S Bricker, Joint Lives by Official Record 371 page 600;

Thence, with the line between said 19.706 acre tract and said 6.5983 acre tract with the following two courses:

- 1) **North 08° 23' 02" East** a distance of **473.68 feet** to a 3/4 inch diameter conduit found;
- 2) **South 75° 28' 30" East** a distance of **279.05 feet** to a 3/4 inch diameter conduit found at a corner to said Wilson's 24.807 acre tract;

Thence, with said 24.807 acre tract, **South 84° 22' 13" East** a distance of **46.85 feet**, returning to the **True Point of Beginning**, containing **2.5286 Acres** more or less.

Bearings are based on a GPS observation on December 5, 2016, 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 November 13, 2024.



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

Nathan L. Cottrill, PS #8821  
(Job #S241019-2.5286)