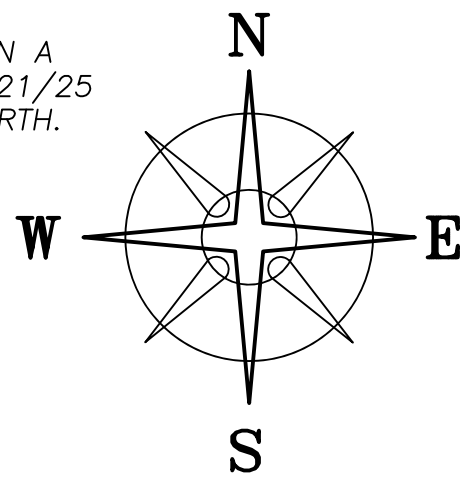


DEED REFERENCE
RICHARD F SHARRETT, II
OR 417 PG 1593
PARCEL No. 17-00466.000
Ⓐ 4.000 ACRES

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 02/21/25
WGS 1984 GEODETIC NORTH.



ROBINSON, ROAD
(C-62, 45' R/W)

STATE ROUTE 56 (60' R/W)

BRENDA J LEWIS
OR 225 PG 1587
2.0000 ACRES
17-00466.003

3.9994± ACRES

LINDA S BRICKER, TRUSTEE
OR 311 PG 502
24.0694 ACRES
17-00466.005

CHARLES A & COURTNEY LYNN
BRICKER, JT LIVES
OR 405 PG 679
23.9699 ACRES
17-00466.001

POB

R:788.58'
L:33.11'
B:S 10°38'05" E
C:33.11'
D:2°24'20"

N=648355.86'
E=1739115.60'

LEGEND

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

- ☐ MONUMENT BOX (FOUND)
- ▲ R/W MONUMENT (FOUND)
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- ⊖ 2.5" Ø IRON PIPE W/ CAP (SFU, FOUND)
- 5/8" Ø IRON PIN (FOUND)
- RAILROAD SPIKE (SET)
- ⊙ MAG NAIL (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "RLL 6106" (FOUND)
- ⬢ 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

DATE: 02/25/25

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

3.9994± ACRES
VMS 8207, PLEASANT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SHARRETT

SCALE : 1" = 100'
100' 50' 0 100'

JOB No. S250204	CREW: MW
SURVEYED 02/20/25	DWN BY: NC
DRAWN 02/24/25	CHECK: RC

COTTRILL SURVEYING, INC

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

3.9994 Acre Tract Surveyed for Sharrett

The following described 3.9994 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 8207, being all of a 4.000 acre tract (Parcel 17-00466.000) conveyed to Richard F Sharrett, II by Official Record 417 page 1593, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 56 (60 feet right-of-way) at the East corner of a 2.0000 acre tract conveyed to Brenda J Lewis by Official Record 225 page 1587 and the North corner of said 4.0000 acre tract, said mag nail bears South 20° 07' 12" East a distance of 1081.42 feet and South 19° 36' 47" East a distance of 758.94 feet from a monument box found at the centerline intersection of Robinson Road (County Road 62, 45 feet right-of-way) and State Route 56;

Thence, with the centerline of State Route 56, **South 19° 36' 47" East**, leaving the centerline of State Route 56 and continuing with the centerline tangent at 168.76 feet, a total distance of **280.37 feet** to a mag nail set at a PI in State Route 56, being a corner common to Scioto Farm Units 44 and 43;

Thence, with the tangent of centerline, **South 04° 05' 05" East** a distance of **17.61 feet** to a mag nail set at the North corner to a 0.99972 acre tract conveyed to Richard F Sharrett, II by Official Record 417 page 1593;

Thence, with the Northwest line of said 0.99972 acre tract, **South 54° 22' 55" West**, passing an iron pin and cap set at 50.00 feet, a total distance of **334.58 feet** to a railroad spike set in a line of a 23.9699 acre tract conveyed to Charles A and Courtney Lynn Bricker, Joint Lives by Official Record 405 page 679;

Thence, around said 23.9699 acre tract with the following two courses:

- 1) **North 35° 35' 25" West** a distance of **15.01 feet** to a railroad spike set in the line between Scioto Farm Units 43 and 44;
- 2) with said Scioto Farm Unit, **South 54° 22' 55" West** a distance of **244.59 feet** to a railroad spike set at a corner to a 24.0694 acre tract conveyed to Linda S Bricker, Trustee by Official Record 311 page 502;

Thence, around said 24.0694 acre tract with the following two courses:

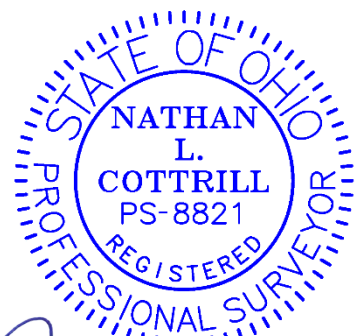
- 1) **North 35° 34' 00" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found at 14.86 feet, a total distance of **270.01 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found;
- 2) **North 54° 25' 32" East**, passing 5/8 inch diameter rebar found at the South corner of said Lewis's 2.0000 acre tract at 286.31 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found at 632.63 feet, a total distance of **665.43 feet** returning to the **Point of Beginning**, containing **3.9994 Acres** more or less.


Bearings are based on a GPS observation on February 21, 2025, 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 February 21, 2025.




Nathan L. Cottrill, PS #8821
(Job #S250204-3.9994)

COTTRILL SURVEYING, INC

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

Ingress/Egress Easement Surveyed for Bricker

The following described Ingress/Egress Easement is situated in the State of Ohio, Madison County, Pleasant Township, VMS 8207, being part of a 4.000 acre tract (Parcel 17-00466.000) conveyed to Richard F Sharrett, II by Official Record 417 page 1593, and being more particularly described as follows:

Commencing at a mag nail set at a PI in State Route 56 (60 feet right-of-way), being a corner common to Scioto Farm Units 44 and 43, said mag nail bears South 20° 07' 12" East a distance of 1081.42 feet and South 19° 36' 47" East a distance of 1039.31 feet from a monument box found at the centerline intersection of Robinson Road (County Road 62, 45 feet right-of-way) and State Route 56;

Thence, with the tangent of centerline, South 04° 05' 05" East a distance of 17.61 feet to a mag nail set at the North corner to a 0.99972 acre tract conveyed to Richard F Sharrett, II by Official Record 417 page 1593 and the East corner to said 4.000 acre tract;

Thence, with the Northwest line of said 0.99972 acre tract, South 54° 22' 55" West a distance of 39.22 feet to the West right-of-way of State Route 56 and being the **True Point of Beginning**;

Thence, with the Northwest line of said 0.99972 acre tract, **South 54° 22' 55" West**, passing an iron pin and cap set at 10.78 feet, a total distance of **295.36 feet** to a railroad spike set in a line of a 23.9699 acre tract conveyed to Charles A and Courtney Lynn Bricker, Joint Lives by Official Record 405 page 679;

Thence, around said 23.9699 acre tract with the following two courses:

- 1) **North 35° 35' 25" West** a distance of **15.01 feet** to a railroad spike set in the line between Scioto Farm Units 43 and 44;
- 2) with said Scioto Farm Unit, **South 54° 22' 55" West** a distance of **244.59 feet** to a railroad spike set at a corner to a 24.0694 acre tract conveyed to Linda S Bricker, Trustee by Official Record 311 page 502;

Thence, with said 24.0694 acre tract, **North 35° 34' 00" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "RLL 6106" found at 14.86 feet, a total distance of **15.00 feet** the Northwest line of said easement;

Thence, across said 4.000 acre tract with the Northwest line of said easement, **North 54° 22' 55" East** a distance of **592.67 feet** to the West right-of-way line of State Route 56;

Thence, with the West right-of-way line of State Route 56, with a curve to the right, **radius of 788.58 feet, arc length of 33.11 feet**, chord bears South 10° 38' 05" East a distance of 33.11 feet returning to the **True Point of Beginning**, containing **0.2926 Acres** more or less.


Bearings are based on a GPS observation on February 21, 2025, 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 February 21, 2025.




Nathan L. Cottrill, PS #8821
(Job #S250204-EASE)