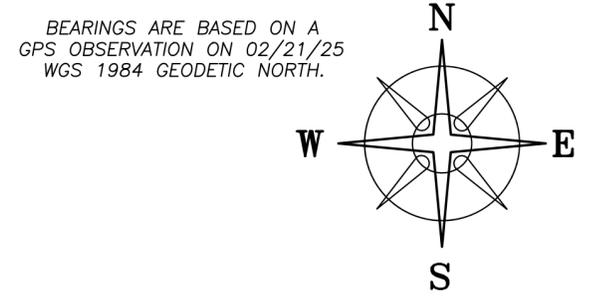
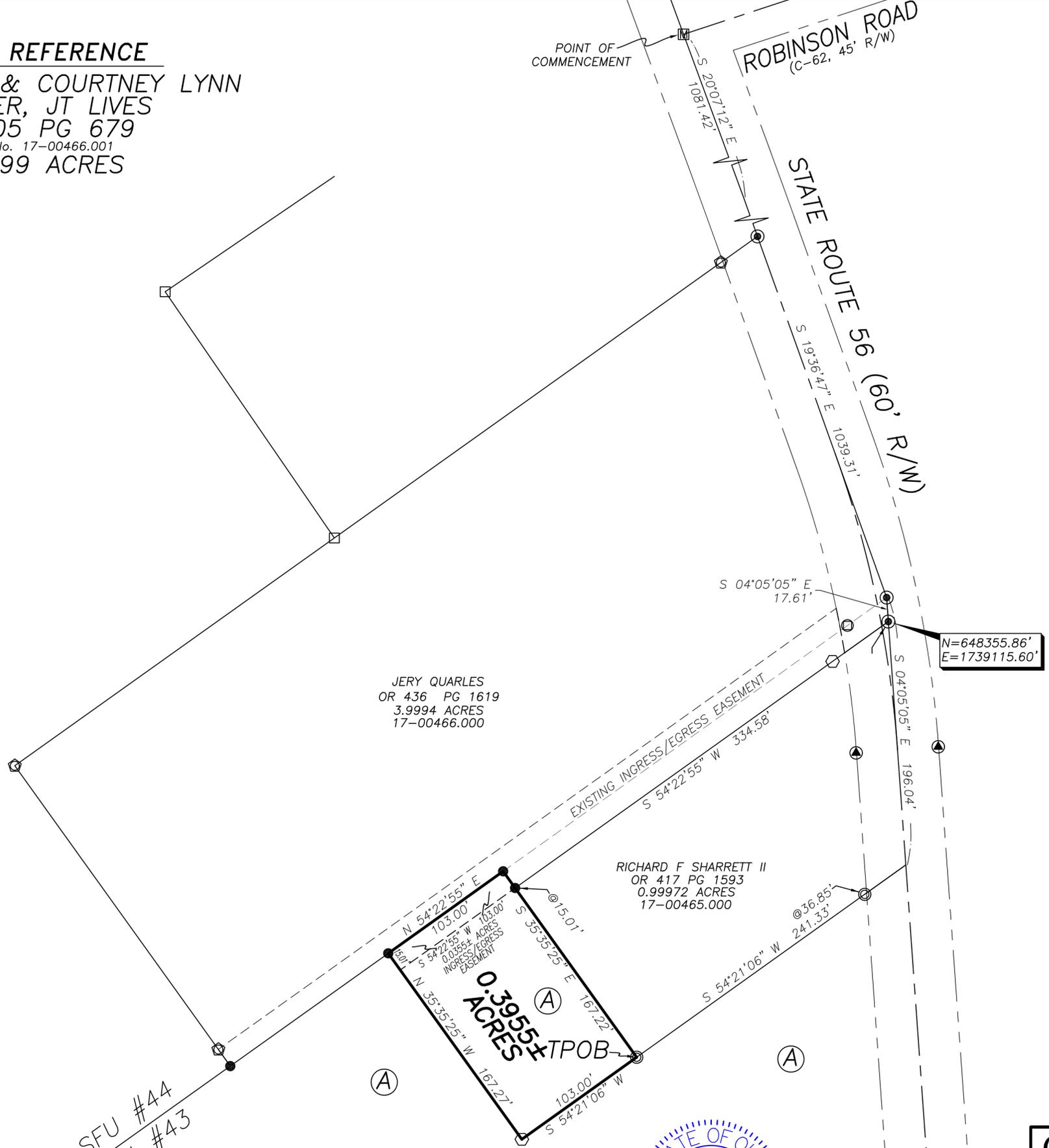
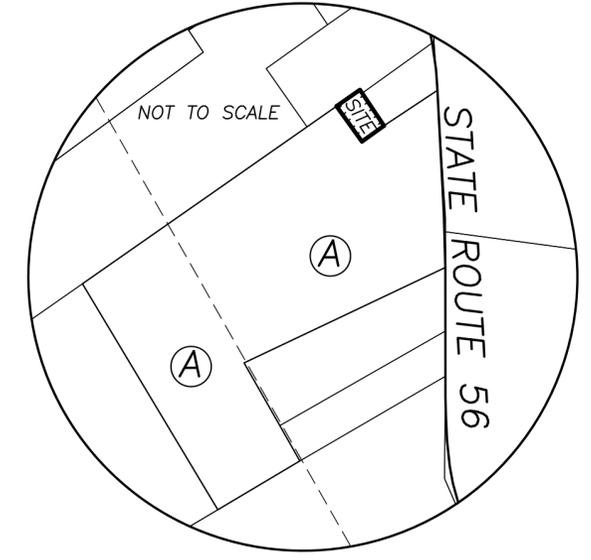


**DEED REFERENCE**  
 CHARLES A & COURTNEY LYNN  
 BRICKER, JT LIVES  
 OR 405 PG 679  
 (A) PARCEL No. 17-00466.001  
 23.9699 ACRES



**LOCATION MAP**



**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)

**NOTE**

THE HERE-IN-ABOVE 0.3955 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO SHARRETT'S 0.99972 ACRE TRACT.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
 DATE: 03/25/25

**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

**0.3955± ACRES,**  
**VMS 8207, PLEASANT TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR SHARRETT**

SCALE : 1" = 60'	JOB No. S250204B	CREW: MW
60' 30' 0 60'	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

## **0.3955 Acre Tract** *Surveyed for Sharrett*

The following described 0.3955 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 8207, being part of a 23.9699 acre tract (Parcel 17-00466.001) conveyed to Charles A and Courtney Lynn Bricker, Joint Lives by Official Record 405 page 679, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Robinson Road (County Road 62, 45 feet right-of-way) and State Route 56 (60 feet right-of-way);

Thence, with the centerline of State Route 56 with the following three courses:

- 1) South 20° 07' 12" East a distance of 1081.42 feet;
- 2) South 19° 36' 47" East a distance of 1039.31 feet to a mag nail set;
- 3) South 4° 05' 05" East a distance of 196.04 feet to the Southeast corner of a 0.9972 acre tract conveyed to Richard F Sharrett, II by Official Record 417 page 1593 and a corner to said 23.9699 acre tract;

Thence, with the Southeast line of said 0.99972 acre tract, South 54° 21' 06" West, passing 1/2 inch diameter iron pin found at 36.85 feet, a total distance of 241.33 feet to a 1/2 inch diameter iron pin found at the South corner of said 0.99972 acre tract and being the **True Point of Beginning**;

Thence, across said 23.9699 acre tract with the following two new courses;

- 1) **South 54° 21' 06" West** a distance of **103.00 feet** to an iron pin and cap set;
- 2) **North 35° 35' 25" West** a distance of **167.27 feet** to a railroad spike set in the Southeast line of a 3.9994 acre tract conveyed to Jerry Quarles by Official Record 436 page 1619;

Thence, with said 3.9994 acre tract with the following two courses:

- 1) **North 54° 22' 55" East** a distance of **103.00 feet** to a railroad spike set;
- 2) **South 35° 35' 25" East**, passing a railroad spike set at the Northwest corner of said 0.99972 acre tract at 15.01 feet, a total distance of **167.22 feet** returning to the **True Point of Beginning**, containing **0.3955 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 #S250204-0.3955)

# 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 23.9699 acre tract (Parcel 17-00466.001) conveyed to Charles A and Courtney Lynn Bricker, Joint Lives by Official Record 405 page 679, 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 of a 3.9994 acre tract conveyed to Jerry Quarles by Official Record 436 page 1619;

Thence, with the Northwest line of said 0.99972 acre tract, South 54° 22' 55" West a distance of 334.58 feet to a railroad spike set at the West corner of said 0.99972 acre tract, in a line to said 23.9699 acre tract and being the **True Point of Beginning**;

Thence, across said 23.9699 acre tract with the following two courses;

- 1) **South 54° 22' 55" West** a distance of **103.00 feet** to a point;
- 2) **North 35° 35' 25" West** a distance of **15.01 feet** to a railroad spike set in the Southeast line of said 3.9994 acre tract;

Thence, with said 3.9994 acre tract with the following two courses:

- 1) **North 54° 22' 55" East** a distance of **103.00 feet** to a railroad spike set;
- 2) **South 35° 35' 25" East** a distance of **15.01 feet** returning to the **True Point of Beginning**, containing **0.0355 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 #S250204-0.3955EASE2)