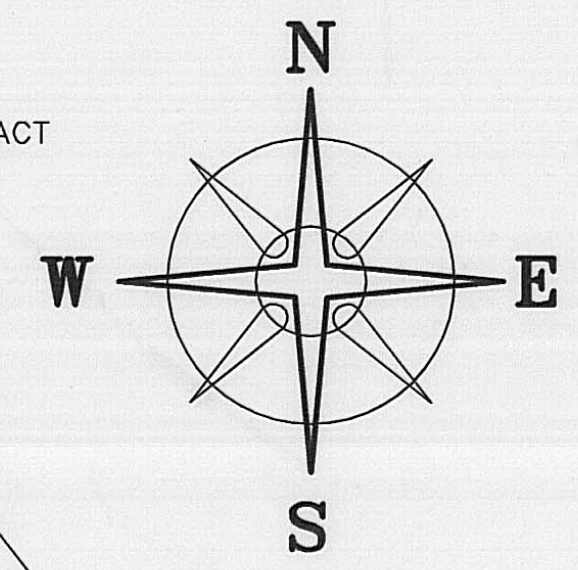
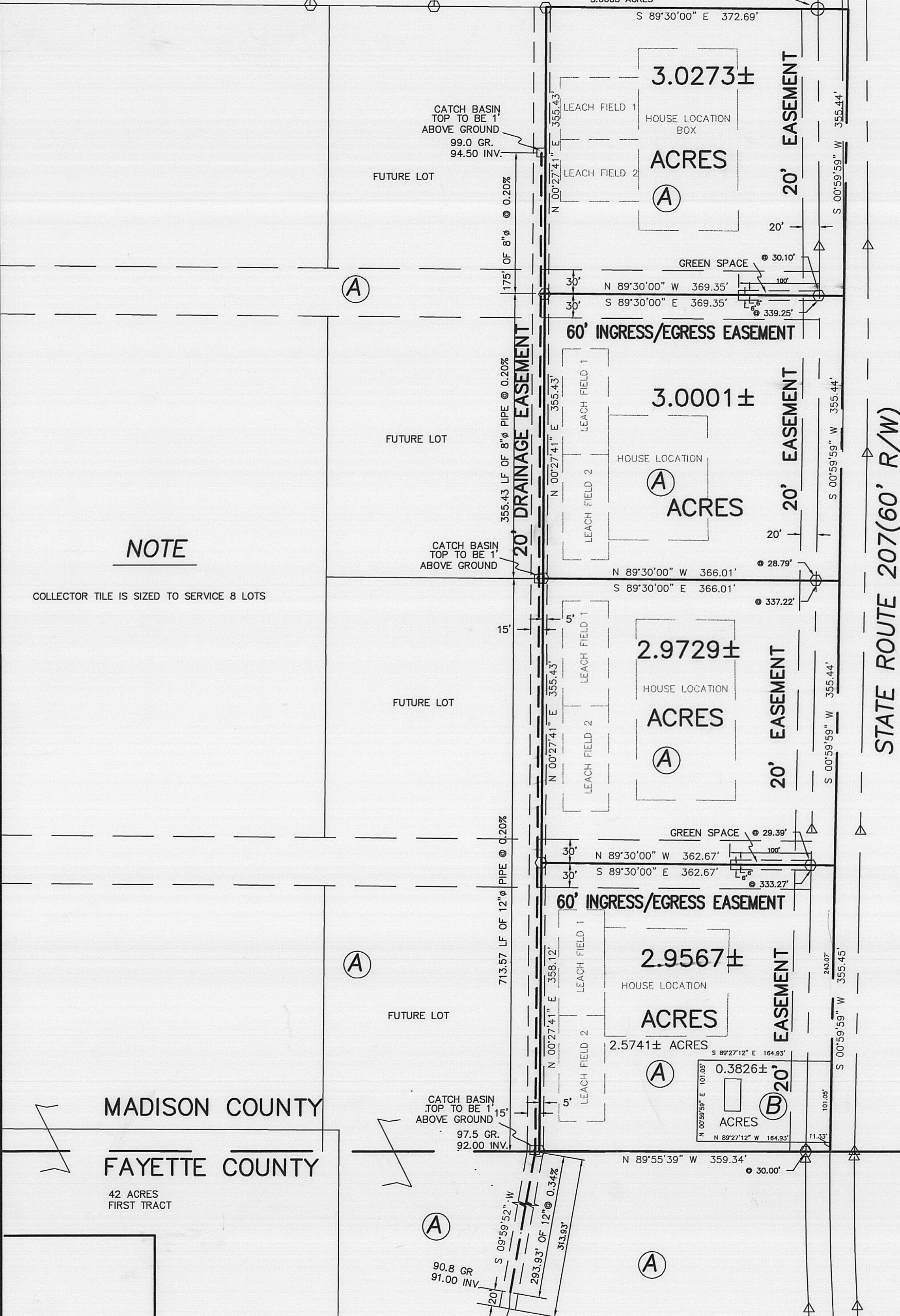


DANIEL R. BAUER & MARK WILLIAMSON
OR 186, P. 289
5.0003 ACRES

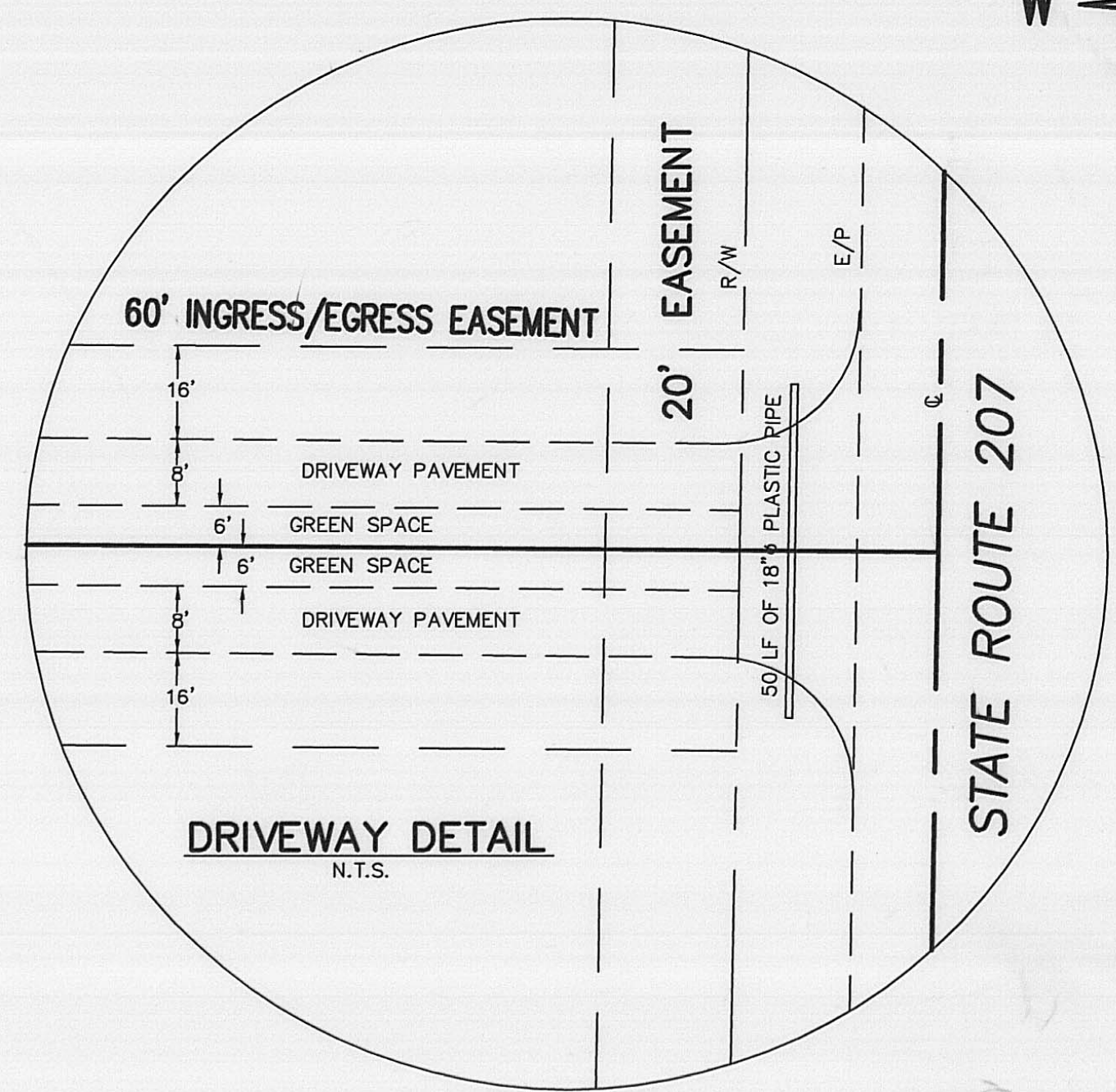


BEARINGS BASED ON THE NORTH LINE OF FURNESS' 89.8 ACRE TRACT
(N 89°30' W) AS DESCRIBED IN OFFICIAL RECORD 190, PAGE 246.



NOTE

COLLECTOR TILE IS SIZED TO SERVICE 8 LOTS

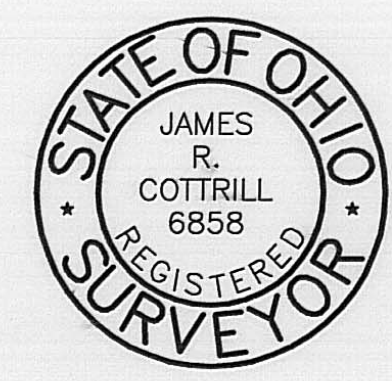


DEED REFERENCE
RONALD W. FURNESS
OR 190, P. 246
89.8 ACRES
RONALD W. FURNESS
D.B. 259, P. 463
0.3829 ACRES

LEGEND

- △ CONCRETE R/W MONUMENT
 - 3/4" IRON PIPE (FOUND)
 - 1/2" DIA. SOLID IRON PIN (FOUND)
 - ⊕ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

MADISON COUNTY
FAYETTE COUNTY
42 ACRES FIRST TRACT



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 12/01/25

JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

PROPOSED LOT SPLITS, V.M.S. 12595-12196
PLEASANT TOWNSHIP, MADISON COUNTY
STATE OF OHIO.
SURVEYED FOR RONNIE FURNESS

DATE DRAWN: 11/09/05	SCALE : 1"=100'	CREW: MW, TB
JOB # S041210	100' 50' 0 100'	DWN. BY: JRC
F. B. # 36		CK. BY:

2.9729 Acre Tract
Surveyed for Ronnie Furness

The following described 2.9729 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 12595-12196, being part of a 89.8 acre tract conveyed to Ronald W. Furness by official record 190, page 246, and being more particularly described as follows:

Commencing at the northeast corner of said 89.80 acre tract also being the southeast corner of a 5.0003 acre tract conveyed to Daniel R. Bauer and Mark Williamson by official record 186 page 289, said corner is east of the centerline of State Route 207 (60 ft. right-of-way);

Thence, with the east line of said 89.8 acre tract, South 00° 59 minutes 59 seconds West a distance of 710.88. to a point in the centerline of State Route 207, said point being **the true point of beginning**;

Thence, continuing along the east line of said 89.8 acres South 00° 59 minutes 59 seconds West a distance of 355.44 ft. to a point in the centerline of State Route 207;

Thence, across said 89.80 acre tract the following 3 new courses:

- 1) North 89° 30 minutes 00 seconds West, passing an iron pin and cap set at 29.39 ft., a total distance of 362.67 ft. to an iron pin and cap set
- 2) North 00° 27 minutes 41 seconds East a distance of 355.43 ft. to an iron pin and cap set
- 3) South 89° 30 minutes 00 seconds East, passing an iron pin and cap set at 337.22 ft., a total distance of 366.01 ft. returning to **the true point beginning** containing 2.9729 acre more or less.

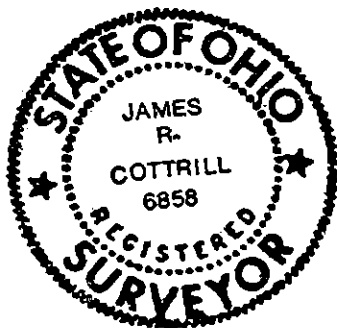
Bearings are based on the north line of Furness' 89.8 acre tract (North 89° 30 minutes West) as described in official record 190 page 246.

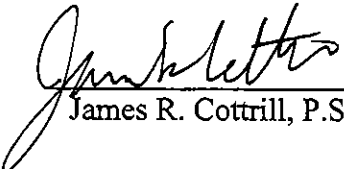
Subject to and with the benefit of a 20 ft. drainage easement and a 20 ft. easement shown on plat accompanying this legal description.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 23, 2005 by James R. Cottrill registration #6858. (Job #S041210B)




James R. Cottrill, P.S.

3.0001 Acre Tract
Surveyed for Ronnie Furness

The following described 3.0001 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 12595-12196, being part of a 89.8 acre tract conveyed to Ronald W. Furness by official record 190, page 246, and being more particularly described as follows:

Commencing at the northeast corner of said 89.80 acre tract also being the southeast corner of a 5.0003 acre tract conveyed to Daniel R. Bauer and Mark Williamson by official record 186 page 289, said corner is east of the centerline of State Route 207 (60 ft. right-of-way);

Thence, with the east line of said 89.8 acre tract, South 00° 59 minutes 59 seconds West a distance of 355.44 ft. to a point near the centerline of State Route 207, said point being **the true point of beginning**;

Thence, continuing along the east line of said 89.8 acres South 00° 59 minutes 59 seconds West a distance of 355.44 ft. to a point near the centerline of State Route 207;

Thence, across said 89.80 acre tract the following 3 new courses:

- 1) North 89° 30 minutes 00 seconds West, passing an iron pin and cap set at 28.79 ft., a total distance of 366.01 ft. to an iron pin and cap set
- 2) North 00° 27 minutes 41 seconds East a distance of 355.43 ft. to an iron pin and cap set
- 3) South 89° 30 minutes 00 seconds East, passing an iron pin and cap set at 339.25 ft., a total distance of 369.35 ft. returning to **the true point beginning** containing 3.0001 acre more or less.

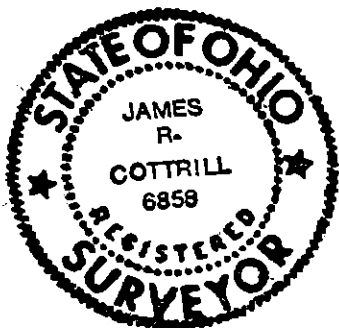
Bearings are based on the north line of Furness' 89.8 acre tract (North 89° 30 minutes West) as described in official record 190 page 246.

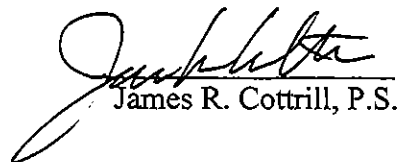
Subject to and with the benefit of a 20 ft. drainage easement and a 20 ft. easement shown on plat accompanying this legal description.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 23, 2005 by James R. Cottrill registration #6858. (Job #S041210A)




James R. Cottrill, P.S.

3.0273 Acre Tract
Surveyed for Ronnie Furness

The following described 3.0273 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 12595-12196, being part of a 89.8 acre tract conveyed to Ronald W. Furness by official record 190, page 246, and being more particularly described as follows:

Beginning at the northeast corner of said 89.80 acre tract also being the southeast corner of a 5.0003 acre tract conveyed to Daniel R. Bauer and Mark Williamson by official record 186 page 289, said corner is east of the centerline of State Route 207 (60 ft. right-of-way);

Thence, with the east line of said 89.8 acre tract, South 00° 59 minutes 59 seconds West a distance of 355.44 ft. to a point near the centerline of State Route 207;

Thence, across said 89.80 acre tract the following 2 new courses:

- 1) North 89° 30 minutes 00 seconds West, passing an iron pin and cap set at 30.10 ft., a total distance of 369.35 ft. to an iron pin and cap set
- 2) North 00° 27 minutes 41 seconds East a distance of 355.43 ft. to an iron pin and cap set in the south line of said 5.0003 acre tract;

Thence, with the south line of said 5.0003 acre tract, South 89° 30 minutes 00 seconds East, passing a 3/4 inch diameter iron pipe found at 335.42 ft., a total distance of 372.69 ft. returning to the point beginning containing 3.0273 acre more or less.

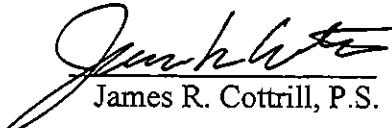
Bearings are based on the north line of Furness' 89.8 acre tract (North 89° 30 minutes West) as described in official record 190 page 246.

Subject to and with the benefit of a 20 ft. drainage easement and a 20 ft. easement blows shown on plat accompanying this legal description.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 16, 2005 by James R. Cottrill registration #6858. (Job #S041210)


James R. Cottrill, P.S.

