



**DEED REFERENCE**  
**WATERS FAMILY LLC**  
**OR 128, P. 1145**  
**630.8194 ACRES**

- LEGEND**
- △ 6" CONC. R/W MONUMENT (FOUND)
  - ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER



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

**2.2958 ACRES, V.M.S. 5476/5672,**  
**PAINT & RANGE TOWNSHIPS, MADISON**  
**COUNTY, STATE OF OHIO.**  
**SURVEYED FOR WENDELL WATERS**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
 DATE: 1/16/04

DATE DRAWN: 01/09/04	SCALE : 1"=100'	CREW: MW, EM
JOB # S040102	100' 50' 0 100'	DWN. BY: MW
F. B. #34		CK. BY: RC

50-05

Description of a 2.2958 Acre Tract  
Surveyed for Wendell Waters

The following described 2.2958 acres is situated in the State of Ohio, Madison County, Range and Paint Townships, V.M.S. 5476/5672, and being part of a 630.8194 Acre Tract conveyed to Waters Family LLC by Official Record 128 Page 1145, and being more particularly described as follows;

Beginning at a point in the centerline of State Route 38 (60 foot right-of-way), said point bears North 26 degrees 00 minutes 05 seconds East a distance of 1562.16 feet from a magnetic nail previously set at the southeast corner of said 630.8194 acres;

Thence, with a new line across said 630.8194 acres, the following three courses:

- 1) North 63 Degrees 59 Minutes 47 Seconds West, passing an iron pin and cap set at 32.66 feet, a total distance of 400.00 feet to a iron pin and cap set
- 2) North 26 Degrees 00 Minutes 05 Seconds East a distance of 250.00 feet to a iron pin and cap set
- 3) South 63 Degrees 59 Minutes 55 Seconds East, passing an iron pin and cap set at 370.00 feet, a total distance of 400.00 feet to said centerline

Thence, with said centerline, South 26 Degrees 00 Minutes 05 Seconds West a distance of 250.02 feet, returning to the point of beginning, containing 2.2958 acres, of which 1.1210 acres more or less being in Range Township and 1.1747 acres more or less being in Paint Township.

25' Ingress/Egress Easement

The herein and above described 2.2958 acres is granted the benefit of a 25 feet wide ingress/egress easement, said easement being tangent to and 25 feet south of the south line of said 2.2958 acres and extends from the west right-of-way of State Route 38 to the extension of the west line of said 2.2958 acres, said easement being more particularly shown on the plat accompanying this legal.

Bearings are based on the centerline of State Route 38 (South 26 degrees 00 minutes 05 seconds West) as described in Official Record 128 Page 1145.

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 6858."

This description is based on a field survey performed 9 January 2004 by James R. Cottrill registration #6858. (Job #S040102)



  
James R. Cottrill, P.S.