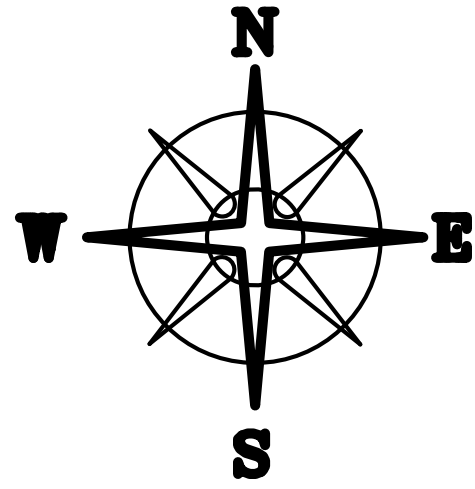


STATE OF OHIO  
DEPT. OF NATURAL RESOURCES  
D.B. 284 PG. 250  
23.891 AC.

BEARINGS BASED ON THE C OF OLD SPRINGFIELD ROAD (N81°45'00"W) AS DESCRIBED IN OR 22 P 415.



STATE OF OHIO  
LONDON FISH HATCHERY  
18.187 AC.

**DEED REFERENCE**  
**JACK L & NORMA MOORE**  
**OR 22 P 415**  
Ⓐ 6.654 AC.  
Ⓑ 5.002 AC.  
Ⓒ 1.000 AC.

DOUGLAS A. & BRENDA K. YOUNG  
D.B. 291 PG. 240  
7.0783 AC.

Ⓐ 5.0854± ACRES

Ⓑ 5.0035± ACRES

11.0896± ACRES

VMS 4515  
VMS 7974

VMS 4515  
VMS 7974

VMS 4515  
VMS 7974

DOUGLAS A. & BRENDA K. YOUNG  
D.B. 291 PG. 240  
7.0783 AC.

Ⓐ 1.5690± ACRES

Ⓑ 1.0007± ACRES

MERCHANTS NATIONAL BANK  
OR 268 P 1648  
4.260 AC.

ROBERTS MILL ROAD T-96

OLD SPRINGFIELD ROAD

TPOB (CO. RD. 13) (50'R/W)

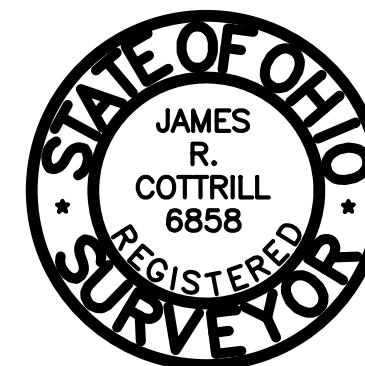
TPOB

POINT OF COMMENCEMENT

**LEGEND**

- 1" IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" FOUND
- 5/8" REBAR & AL. CAP STAMPED "NCB 5969" FOUND
- △ CUT "X" ON RECORD CORNER STONE (FOUND)
- 4" CONC. MONUMENT FOUND
- P K NAIL (FOUND)
- △ MAG NAIL (SET)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.  
VMS LINE SCALE FROM TAX MAP



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

DATE: \_\_\_\_\_

**COTTRILL SURVEYING, L.L.C.**

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

**11.0896± & 1.5690± ACRES, VMS 4515 & 7974, UNION TOWNSHIP, MADISON COUNTY, STATE OF OHIO.**

**SURVEYED FOR JACK MOORE**

DATE DRAWN: 8/17/12  
JOB # S120807  
F. B. #

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

CREW: MW  
DWN. BY: RC  
CK. BY:

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **1.5690 Acre Tract Surveyed for Jack Moore**

The following described 1.5690 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 7974, and being part of a 6.654 acre tract conveyed to Jack L. and Norma Moore by Official Record 22 page 450, and being more particularly described as follows:

Commencing at a PK nail found at the centerline intersection of Roberts Mill Road (Township Road 96) with Old Springfield Road (County Road 13)(50 ft. right-of-way);

Thence, with the centerline of said Old Springfield Road, the following two courses:

- 1) North 81° 59 minutes 19 seconds West a distance of 703.23 ft. to a PK nail found
- 2) North 81° 45 minutes 00 seconds West a distance of 672.09 ft. to a PK nail found at the southwest corner of said 6.654 acre tract and the southeast corner of a 7.0783 acre tract conveyed to Douglas A. and Brenda K. Young by Deed Book 291 page 240, said PK nail is also **The True Point Beginning**;

Thence, with the east line of said 7.0783 acre tract, **North 14° 12 minutes 53 seconds East**, passing a 1 inch diameter iron pipe and yellow plastic cap stamped " R. E. T. 6552" found at 31.13 ft., a total distance of **282.46 ft.** to an iron pin and cap set;

Thence, across said 6.654 acre tract the following four new courses:

- 1) **South 81° 50 minutes 38 seconds East** a distance of **201.78 ft.** to an iron pin and cap set
- 2) **South 08° 13 minutes 36 seconds West** a distance of **56.71 ft.** to an iron pin and cap set
- 3) **South 81° 46 minutes 30 seconds East** a distance of **32.39 ft.** to an iron pin and cap set
- 4) **South 07° 44 minutes 22 seconds West**, passing an iron pin and cap set at 188.09 ft., a total distance of **224.57 ft.** to a mag nail set in the centerline of said Old Springfield Road;

Thence, with the centerline of said old Springfield Road, **North 81° 45 minutes 00 seconds West** a distance of **265.54 ft.** returning to **The True Point Beginning** containing **1.5690 Acres** more or less.

With the benefit of a 25 ft. Ingress/Egress Easement, said easement is tangent to and 25 feet East of the east line of the hereinabove described 1.5690 acre tract and extends 140.00 ft. northward from the north right-of-way line of Old Springfield Road along said east line, said easement is more particularly shown on plat accompanying this legal description.

Bearings are based on the centerline of Old Springfield Road (North 81° 45 minutes 00 seconds West) as described in Official Record 22 page 415.

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 August 17, 2012 by James R. Cottrill registration #6858. (Job #S120807-1.5690AC)

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **11.0896 Acre Tract Surveyed for Jack Moore**

The following described 11.0896 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4515 and 7974, and being part of a 6.654 acre tract, all of a 5.002 and 1.000 acre tracts, all three tracts conveyed to Jack L. and Norma Moore by Official Record 22 page 450, and being more particularly described as follows:

Commencing at a PK nail found at the centerline intersection of Roberts Mill Road (Township Road 96) with Old Springfield Road (County Road 13)(50 ft. right-of-way);

Thence, with the centerline of said Old Springfield Road, North 81° 59 minutes 19 seconds West a distance of 703.23 ft. to a PK nail found at the southeast corner of said 1.000 acre tract and the southwest corner of a 4.260 acre tract conveyed to Merchants National Bank by Official Record 268 page 1648, said PK nail is also at **The True Point Beginning**;

Thence, continuing with the centerline of said Old Springfield Road, **North 81° 45 minutes 00 seconds West**, passing a PK nail found at the southwest corner of said 1.000 acre tract at 170.06 ft., also passing a PK nail found at the southwest corner of said 5.002 acre tract at 350.06 ft., a total distance of **406.55 ft.** to a Mag nail set in said centerline;

Thence, across said 6.654 acre tract the following 4 new courses:

- 1) **North 07° 44 minutes 22 seconds East**, passing an iron pin and cap set at 36.49 ft., a total distance of **224.57 ft.** to an iron pin and cap set
- 2) **North 81° 46 minutes 30 seconds West** a distance of 32.39 ft. to an iron pin and cap set
- 3) **North 08° 13 minutes 36 seconds East** a distance of **56.71 ft.** to an iron pin and cap set
- 4) **North 81° 50 minutes 38 seconds West** a distance of **201.78 ft.** to an iron pin and cap set in the east line of a 7.0783 acre tract conveyed to Douglas A. and Brenda K. Young by Deed Book 291 page 240;

Thence, with the east line of said 7.0783 acre tract, **North 14° 12 minutes 53 seconds East** a distance of **677.85 ft.** to a 1 inch diameter iron pipe and yellow plastic cap stamped " R. E. T. 6552" found in the south line of a 23.891 acre tract conveyed to The State of Ohio Department of Natural Resources by Deed Book 284 page 250;

Thence, with the south line of said 23.891 acre tract, **South 80° 59 minutes 11 seconds East** a distance of **75.38 ft.** to a 5/8 inch diameter rebar and aluminum cap stamped " NCB 5969" found in the south line of an 18.187 acre tract conveyed to The State of Ohio London Fish Hatchery;

Thence, with the south line of said 18.187 acre tract the following 2 courses:

- 1) **South 60° 42 minutes 11 seconds East** a distance of **239.22 ft.** to a 5/8 inch diameter rebar and aluminum cap stamped " NCB 5969" found at the northern corner common to said 6.654 and 5.002 acre tracts;
- 2) **South 60° 38 minutes 12 seconds East** a distance of **308.13 ft.** to a cut "X" in a cornerstone found at the northwest corner of said Merchants Bank 4.260 acre tract;

Thence with the west line of said 4.260 acre tract, **South 09° 17 minutes 25 seconds West**, passing a 5/8 inch diameter rebar and aluminum cap stamped " NCB 5969" found at the northeast corner of said 1.000 acre tract at 501.07 ft., also passing an iron pin and cap set at 732.18 ft., a total distance of **757.33 ft.** returning to **The True Point Beginning** containing

**11.0896 Acres** more or less of which 5.0854 acres more or less is part of said 6.654 acre tract and 5.0035 acres more or less is all of said 5.002 acre tract, and 1.0007 acres or more or less is all of said 1.000 acre tract.

Subject to a 25 ft. Ingress/Egress Easement, said easement is tangent to and 25 feet East of a west line of the hereinabove described 11.0896 acre tract and extends 140.00 ft. northward from the north right-of-way line of Old Springfield Road along said West line, said easement is more particularly shown on plat accompanying this legal description.

Bearings are based on the centerline of Old Springfield Road (North 81° 45 minutes 00 seconds West) as described in Official Record 22 page 415.

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 August 17, 2012 by James R. Cottrill registration #6858. (Job #S120807-11.0896AC)

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James R. Cottrill, PS